
NEBRASKA DEPARTMENT OF

2005 Reports & Opinions

of the

Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Scotts Bluff County

79

2005 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2005

Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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Residential Real Property - Current

Number of Sales	1,400	COD	17.76
Total Sales Price	111,757,716	PRD	105.19
Total Adj. Sales Price	111,862,958	COV	37.17
Total Assessed Value	107,799,937	STD	37.68
Avg. Adj. Sales Price	79,902	Avg. Abs. Dev.	17.02
Avg. Assessed Value	77,000	Min	8.58
Median	95.84	Max	887.45
Wgt. Mean	96.37	95% Median C.I.	95.20 to 96.57
Mean	101.37	95% Wgt. Mean C.I.	95.44 to 97.30
		95% Mean C.I.	99.40 to 103.34
% of Value of the Class of all Real Property Value in the County			53.8
% of Records Sold in the Study Period			10.42
% of Value Sold in the Study Period			12.75
Average Assessed Value of the Base			62,935

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	1,400	95.84	17.76	105.19
2004	1,460	94.57	16.71	104.21
2003	1,417	96	19.98	106.91
2002	1,456	96	26.61	111.97
2001	1,431	96	25.81	110.84

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Commercial Real Property - Current

Number of Sales	262	COD	31.80
Total Sales Price	41,736,731	PRD	118.68
Total Adj. Sales Price	41,209,001	COV	55.53
Total Assessed Value	35,864,681	STD	57.35
Avg. Adj. Sales Price	157,286	Avg. Abs. Dev.	30.60
Avg. Assessed Value	136,888	Min	19.64
Median	96.21	Max	619.20
Wgt. Mean	87.03	95% Median C.I.	91.76 to 99.41
Mean	103.29	95% Wgt. Mean C.I.	77.78 to 96.28
		95% Mean C.I.	96.34 to 110.23
% of Value of the Class of all Real Property Value in the County			23.49
% of Records Sold in the Study Period			11.12
% of Value Sold in the Study Period			9.71
Average Assessed Value of the Base			156,638

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	262	96.21	31.80	118.68
2004	247	95.66	32.06	120.06
2003	243	95	33.4	111.54
2002	248	92	39.48	107.03
2001	241	96	32.6	109.27

2005 Opinions of the Property Tax Administrator for Scotts Bluff County

Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

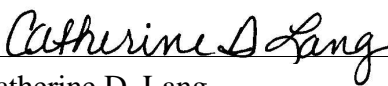
It is my opinion that the level of value of the class of residential real property in Scotts Bluff County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Scotts Bluff County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.




Catherine D. Lang
Property Tax Administrator

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Residential Real Property

I. Correlation

Scotts Bluff: RESIDENTIAL: Of the three measures of central tendency, both the median and the weighted mean are within acceptable range—and differing by less than one point, either could be used to describe the overall level of value for the residential property class. However, for purposes of direct equalization, the median will be used to describe the overall level of value for the residential property class. An examination of the two qualitative statistics shows that both are slightly outside of the acceptable range, and it would take the hypothetical removal of more than a few outlying sales to bring both figures into compliance. It is believed that the county has met the required level of value for this class, but has not met the standards for uniform and proportionate assessment.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	1794	1774	1790	1776	1700
Qualified Sales	1431	1456	1417	1460	1400
Percent Used	79.77	82.07	79.16	82.21	82.35

Scotts Bluff: RESIDENTIAL: Analysis of the percentage of sales used reveals that for 2005 and the previous four assessment years, a quite significant portion of all residential sales are, and have been, deemed qualified for use in the sales study.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties

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in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	87	10.9	96.48	96
2002	91	1.72	92.57	96
2003	91	3.9	94.55	96
2004	90.85	4.96	95.35	94.57
2005	91.52	-4.39	87.5	95.84

Scotts Bluff: RESIDENTIAL: Comparison of the Trended Preliminary Ratio with the R&O median reveals that there is more than a four-point difference between the two figures. Each shows little support for the other.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005

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Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
11.22	2001	10.9
7.82	2002	1.72
10.71	2003	3.9
11.31	2004	4.96
9.09	2005	-4.39

Scotts Bluff: RESIDENTIAL: A review of the percent change in the sales file compared to the percent change in the assessed value (excluding growth), shows approximately 13.5 points difference.

Assessment actions included the review of all residential property lying in the geographical areas north of Highway 26 and north of "Overland," west of Avenue I and north of the BNSF tracks. In addition, the County relisted and revalued the Westmoor, Bitner-Warner and Valley View subdivisions/neighborhoods. All residential property was repriced using a June 6, 2004 cost index, and a new depreciation schedule was implemented countywide. New vacant residential land and lot values were also reviewed for 2005. Only if the sales file contains more of the aforementioned reviewed subclasses, would the difference be partly explainable. This difference may or may not be statistically significant, and the County may want to further examine this discrepancy.

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V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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	Median	Wgt. Mean	Mean
R&O Statistics	95.84	96.37	101.37

Scotts Bluff: RESIDENTIAL: Of the three measures of central tendency, both the median and the weighted mean are within acceptable range—and differing by less than one point, either could be used to describe the overall level of value for the residential property class. The arithmetic mean is slightly more than one point above the upper limit of acceptable range.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	17.76	105.19
Difference	2.76	2.19

Scotts Bluff: RESIDENTIAL: An examination of the two qualitative statistics shows that both are

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slightly outside of the acceptable range, and it would take the removal of more than a few outlying sales to bring both figures into compliance.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	1432	1400	-32
Median	91.52	95.84	4.32
Wgt. Mean	90.65	96.37	5.72
Mean	96.14	101.37	5.23
COD	20.50	17.76	-2.74
PRD	106.05	105.19	-0.86
Min Sales Ratio	3.15	8.58	5.43
Max Sales Ratio	887.45	887.45	0

Scotts Bluff: RESIDENTIAL: First, it should be noted that the thirty-two sale difference between the preliminary and the R&O statistics is for the most part explainable by the county's coding actions: nineteen sales were moved from the rural location and nine from the suburban location to the agricultural file. The remaining four were found to be qualified commercial sales, and were recoded accordingly.

For assessment year 2005, assessment actions included the County reviewing all residential property lying in the geographical areas north of Highway 26 and north of "Overland," west of Avenue I and north of the BNSF tracks. In addition, the County relisted and revalued the Westmoor, Bitner-Warner and Valley View subdivisions/neighborhoods. All residential property was repriced using a June 6, 2004 cost index, and a new depreciation schedule was implemented countywide. New vacant residential land and lot values were also reviewed for 2005. The above table appears to confirm these various County actions.

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Commerical Real Property

I. Correlation

Scotts Bluff: COMMERCIAL: A review of all of the assessment and statistical data reveals that of the three measures of central tendency, only the median is within the acceptable range. Both the mean and the weighted mean are well outside of the acceptable range, and are not being skewed by extreme outliers. For purposes of direct equalization, the median will be used as a point estimate of overall commercial level of value. Both the coefficient of dispersion and the price-related differential are well outside of compliance, and are not the result of extreme outliers. It is believed that the county has met the required level of value for this class, but has not met the standards for uniform and proportionate assessment.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	331	339	345	346	350
Qualified Sales	241	248	243	247	262
Percent Used	72.81	73.16	70.43	71.39	74.86

Scotts Bluff: COMMERCIAL: A review of the percentage of sales used reveals that a significant number of commercial sales are determined to be qualified by the County's verification process.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O

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median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

GlouDEMANS, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	95	4.76	99.52	96
2002	92	-2.95	89.29	92
2003	88	6.1	93.37	95
2004	90.64	6.82	96.82	95.66
2005	91.30	11.16	101.49	96.21

Scotts Bluff: COMMERCIAL: Comparison of the Trended Preliminary Ratio with the R&O median indicates slightly more than five-points difference between the two figures, and suggests that each provides little support for the other.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the

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assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudeamans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.91	2001	4.76
23.46	2002	-2.95
16.25	2003	6.1
9.03	2004	6.82
12.75	2005	11.16

Scotts Bluff: COMMERCIAL: There is approximately only 1.59 points difference between the percent change to the sales file compared to the percent change to the commercial base as a whole. Considering the assessment actions taken to address this property class, the difference is statistically insignificant and would suggest that both the sold and unsold commercial property is assessed in the same manner.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of

2005 Correlation Section for Scotts Bluff County

the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	96.21	87.03	103.29

Scotts Bluff: COMMERCIAL: A review of the three measures of central tendency shows that only the median is within the acceptable range. Both the mean and the weighted mean are well outside of the acceptable range, and further examination of the sales file reveals they are not being skewed by extreme outliers.

2005 Correlation Section for Scotts Bluff County

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	31.80	118.68
Difference	11.8	15.68

Scotts Bluff: COMMERCIAL: Both qualitative statistics are significantly outside of the prescribed parameters for each. A further examination of the sales file indicates that the removal of the most extreme outliers would still fail to bring either statistical measure into compliance. The price-related differential may or may not be suggesting assessment regressivity and should further be examined.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes

**2005 Correlation Section
for Scotts Bluff County**

in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	258	262	4
Median	91.30	96.21	4.91
Wgt. Mean	79.58	87.03	7.45
Mean	97.06	103.29	6.23
COD	33.70	31.80	-1.9
PRD	121.95	118.68	-3.27
Min Sales Ratio	0.00	19.64	19.64
Max Sales Ratio	619.20	619.20	0

Scotts Bluff: COMMERCIAL: The reason for the difference in the number of sales between the two statistical profiles has been noted in the residential table VII narrative: four of the residential sales were found to be qualified commercial sales and these were recoded and now appear on the R&O statistical profile.

Assessment actions for 2005 included the following: The County gathered all physical data for commercial properties along Highways 26 and 71, but did not revalue these for 2005, pending further review. Percentage adjustments were made to various commercial neighborhoods within Scottsbluff, Gering, Minatare, Mitchell and Morrill. The 27th Street area of Scottsbluff received an overall thirty percent increase to closer match market, and commercial properties around the "Beltline" area received an overall decrease of five percent. Some commercial neighborhoods were grouped together to analyze the commercial market and actions that needed to be taken for 2005.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the
2004 Certificate of Taxes Levied (CTL)**

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	2004 CTL County Total	2005 Form 45 County Total	Value Difference (2005 Form 45 - 2004 CTL)	Percent Change	2005 Growth (New Construction Value)	% Change excl. Growth
1. Residential	869,097,304	845,535,765	-23,561,539	-2.71	14,571,580	-4.39
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	81,639,122	144,933,794	63,294,672	77.53	*-----	77.53
4. Total Residential (sum lines 1-3)	950,736,426	990,469,559	39,733,133	4.18	14,571,580	2.65
5. Commercial	291,301,456	340,724,348	49,422,892	16.97	17,548,282	10.94
6. Industrial	25,020,052	28,470,592	3,450,540	13.79	13,126	13.74
7. Ag-Farmsite Land, Outbuildings	13,698,374	28,402,686	14,704,312	107.34	4,231,531	76.45
8. Minerals	1,172,915	2,157,619	984,704	83.95	0	83.95
9. Total Commercial (sum lines 5-8)	331,192,797	399,755,245	68,562,448	20.7	17,561,408	15.4
10. Total Non-Agland Real Property	1,281,929,223	1,390,225,024	108,295,801	8.45	36,364,519	5.61
11. Irrigated	135,904,504	140,859,134	4,954,630	3.65		
12. Dryland	4,768,649	5,384,315	615,666	12.91		
13. Grassland	29,220,746	33,241,118	4,020,372	13.76		
14. Wasteland	1,585,003	2,039,603	454,600	28.68		
15. Other Agland	1,381	0	-1,381	-100		
16. Total Agricultural Land	171,480,283	181,524,170	10,043,887	5.86		
17. Total Value of All Real Property (Locally Assessed)	1,453,409,506	1,571,749,194	118,339,688	8.14	36,364,519	5.64

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	1400	MEDIAN:	96	COV:	37.17	95% Median C.I.:	95.20 to 96.57
TOTAL Sales Price:	111,757,716	WGT. MEAN:	96	STD:	37.68	95% Wgt. Mean C.I.:	95.44 to 97.30
TOTAL Adj.Sales Price:	111,862,958	MEAN:	101	AVG.ABS.DEV:	17.02	95% Mean C.I.:	99.40 to 103.34
TOTAL Assessed Value:	107,799,937						
AVG. Adj. Sales Price:	79,902	COD:	17.76	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	76,999	PRD:	105.19	MIN Sales Ratio:	8.58		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/02 TO 09/30/02	170	97.11	100.33	97.42	13.60	102.99	39.31	214.31	95.18 to 100.24		78,952	76,914
10/01/02 TO 12/31/02	178	95.53	98.97	96.79	14.94	102.24	52.01	217.72	94.39 to 98.12		86,230	83,465
01/01/03 TO 03/31/03	157	95.93	101.94	96.81	16.90	105.30	8.58	282.25	94.44 to 99.93		71,941	69,644
04/01/03 TO 06/30/03	209	96.33	100.14	97.07	14.55	103.16	34.75	300.00	94.31 to 97.99		84,668	82,190
07/01/03 TO 09/30/03	205	96.84	104.00	97.89	20.47	106.24	28.26	384.58	94.43 to 98.51		80,377	78,677
10/01/03 TO 12/31/03	158	95.86	106.09	95.17	24.08	111.48	34.08	454.85	92.44 to 98.11		72,370	68,872
01/01/04 TO 03/31/04	137	95.82	102.66	96.67	19.26	106.20	50.94	887.45	93.09 to 98.13		81,387	78,675
04/01/04 TO 06/30/04	186	92.45	97.66	92.86	19.04	105.17	10.02	330.00	90.63 to 95.87		80,856	75,086
_____Study Years_____												
07/01/02 TO 06/30/03	714	96.24	100.29	97.03	14.94	103.36	8.58	300.00	95.37 to 97.26		80,898	78,493
07/01/03 TO 06/30/04	686	95.51	102.49	95.66	20.69	107.14	10.02	887.45	93.97 to 96.73		78,864	75,445
_____Calendar Yrs_____												
01/01/03 TO 12/31/03	729	96.29	102.90	96.87	18.79	106.22	8.58	454.85	95.21 to 97.32		78,055	75,614
_____ALL_____												
	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57		79,902	76,999

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	2	154.41	154.41	153.60	1.02	100.53	152.84	155.98	N/A		24,800	38,092
GERING	418	95.57	98.19	96.06	13.15	102.21	34.75	345.94	94.33 to 96.79		81,872	78,649
MINATARE	33	98.48	117.97	95.12	37.29	124.02	61.12	454.85	88.51 to 113.12		30,728	29,229
MITCHELL	76	96.23	106.29	99.05	22.31	107.30	50.95	300.00	93.97 to 103.31		57,046	56,507
MORRILL	45	95.60	109.20	99.72	23.47	109.51	53.21	330.00	90.77 to 106.28		53,381	53,231
RURAL	91	95.64	110.27	94.98	32.18	116.10	10.02	887.45	91.58 to 100.76		85,557	81,258
SCOTTSBLUFF	571	96.25	100.11	96.61	15.11	103.62	38.84	384.58	95.20 to 97.45		84,455	81,592
SMTWNS	35	92.31	99.74	94.50	31.86	105.55	8.58	286.64	83.27 to 99.98		24,314	22,977
SUBURBAN	129	94.39	100.72	95.59	20.14	105.37	34.53	328.57	92.53 to 98.07		100,603	96,165
_____ALL_____												
	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57		79,902	76,999

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	1169	95.96	100.71	96.55	16.25	104.31	8.58	454.85	95.33 to 96.87		77,151	74,488
2	133	94.36	100.77	95.42	20.99	105.61	34.53	328.57	91.55 to 98.04		98,547	94,035
3	98	95.45	110.09	95.92	31.51	114.78	10.02	887.45	91.58 to 100.39		87,403	83,835
_____ALL_____												
	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57		79,902	76,999

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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TOTAL Assessed Value:	107,799,937						
AVG. Adj. Sales Price:	79,902	COD:	17.76	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	76,999	PRD:	105.19	MIN Sales Ratio:	8.58		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1234	95.62	99.82	96.37	15.38	103.58	34.08	454.85	95.13 to 96.35	88,012	84,817
2	160	98.53	113.17	96.12	34.90	117.73	8.58	887.45	94.89 to 101.11	19,011	18,274
3	6	89.67	104.90	98.84	26.24	106.13	75.41	160.45	75.41 to 160.45	35,652	35,238
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1383	95.83	101.22	96.35	17.64	105.06	8.58	887.45	95.19 to 96.55	80,598	77,654
06											
07	17	104.82	113.56	102.13	24.19	111.19	75.41	188.10	88.50 to 133.99	23,230	23,724
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	11	96.33	109.25	87.29	40.98	125.15	39.73	196.67	67.22 to 159.68	25,127	21,934
79-0002	33	98.29	111.68	93.64	30.68	119.27	61.12	454.85	88.51 to 111.12	34,953	32,729
79-0005	3	113.65	114.21	102.97	11.05	110.91	95.64	133.33	N/A	40,000	41,188
79-0011	78	95.43	103.71	98.06	25.97	105.76	8.58	330.00	90.77 to 100.47	45,643	44,757
79-0013											
79-0016	465	95.22	98.48	96.05	13.47	102.53	34.75	345.94	94.20 to 96.47	80,071	76,909
79-0020	5	95.07	94.18	95.79	7.31	98.31	76.09	106.32	N/A	127,040	121,694
79-0031	97	96.07	102.78	96.81	22.42	106.16	10.02	300.00	92.83 to 100.50	64,572	62,512
79-0032	670	96.24	101.01	96.12	16.70	105.09	38.84	384.58	95.21 to 97.33	88,856	85,406
79-0060	15	97.09	110.64	111.29	21.07	99.42	73.43	170.17	91.74 to 132.13	89,880	100,025
79-0064	18	86.08	140.90	97.57	73.04	144.41	67.12	887.45	80.16 to 114.45	74,372	72,561
79-0065	5	88.77	97.83	100.07	19.20	97.75	73.33	122.53	N/A	80,000	80,059
NonValid School											
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

PA&T 2005 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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TOTAL Assessed Value:	107,799,937						
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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	195	98.53	114.32	99.63	33.97	114.74	10.02	887.45	96.21 to 101.11	35,145	35,016
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	132	97.40	104.03	95.67	22.28	108.73	47.69	384.58	92.46 to 100.72	51,756	49,515
1920 TO 1939	259	95.14	100.86	95.10	19.63	106.06	34.08	345.94	92.18 to 97.34	55,821	53,084
1940 TO 1949	114	94.78	96.88	94.43	15.71	102.60	38.84	175.32	91.07 to 96.33	63,495	59,957
1950 TO 1959	165	93.90	94.20	92.46	11.06	101.88	51.70	156.78	91.87 to 95.58	81,232	75,108
1960 TO 1969	143	94.44	99.07	94.62	15.26	104.71	8.58	454.85	91.31 to 96.25	93,114	88,107
1970 TO 1979	201	97.67	100.53	98.89	11.18	101.66	67.22	188.10	95.83 to 99.48	104,633	103,475
1980 TO 1989	52	99.38	100.33	99.54	11.01	100.79	75.36	142.35	95.22 to 103.47	131,354	130,748
1990 TO 1994	15	96.45	95.26	95.39	4.95	99.87	63.08	104.89	93.89 to 100.00	211,826	202,052
1995 TO 1999	47	96.92	100.46	99.00	11.44	101.48	75.26	170.17	94.12 to 99.43	152,218	150,697
2000 TO Present	77	94.64	96.65	96.36	8.30	100.30	76.88	129.98	91.62 to 98.54	150,250	144,784
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	34	131.67	186.54	159.17	73.17	117.19	39.73	887.45	101.11 to 196.67	2,988	4,757
5000 TO 9999	37	112.80	129.20	131.04	36.23	98.59	56.08	384.58	97.37 to 124.77	7,083	9,282
Total \$											
1 TO 9999	71	112.80	156.66	138.90	59.78	112.78	39.73	887.45	101.11 to 133.33	5,122	7,115
10000 TO 29999	212	100.42	109.19	107.68	27.19	101.39	8.58	325.90	96.77 to 103.55	19,323	20,808
30000 TO 59999	277	95.37	99.59	98.66	17.30	100.95	43.72	296.10	93.43 to 98.84	45,131	44,524
60000 TO 99999	455	95.18	95.42	95.36	11.02	100.06	34.75	159.83	94.10 to 96.07	78,149	74,522
100000 TO 149999	224	93.60	93.79	93.74	10.05	100.05	51.70	170.17	91.21 to 95.14	123,241	115,529
150000 TO 249999	144	96.66	97.28	97.28	8.99	100.00	52.01	163.24	95.47 to 98.02	183,064	178,088
250000 TO 499999	17	95.73	95.63	95.22	10.10	100.43	69.60	129.63	87.78 to 100.92	316,229	301,110
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

PA&T 2005 R&O Statistics

Base Stat

PAGE:4 of 5

State Stat Run

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TOTAL Adj.Sales Price:	111,862,958	MEAN:	101	AVG.ABS.DEV:	17.02	95% Mean C.I.:	99.40 to 103.34
TOTAL Assessed Value:	107,799,937						
AVG. Adj. Sales Price:	79,902	COD:	17.76	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	76,999	PRD:	105.19	MIN Sales Ratio:	8.58		

(!: AVTot=0)
(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	34	98.94	107.75	72.95	43.57	147.70	8.58	330.00	80.42 to 101.11	4,443	3,241
5000 TO 9999	37	99.98	136.82	91.09	63.12	150.21	34.08	887.45	90.46 to 115.22	8,394	7,646
Total \$											
1 TO 9999	71	99.60	122.90	85.16	53.75	144.33	8.58	887.45	91.00 to 101.11	6,502	5,537
10000 TO 29999	216	96.85	107.02	93.97	28.41	113.89	34.75	384.58	93.86 to 100.37	21,120	19,847
30000 TO 59999	320	94.04	100.86	94.59	19.71	106.63	39.31	286.64	91.94 to 95.60	48,546	45,918
60000 TO 99999	440	95.36	97.43	95.01	11.44	102.55	51.70	325.90	94.23 to 96.85	82,039	77,941
100000 TO 149999	214	95.34	96.94	95.49	9.19	101.52	62.22	142.35	94.20 to 96.57	127,569	121,816
150000 TO 249999	123	98.60	101.73	100.23	9.40	101.49	69.60	170.17	97.33 to 101.51	186,910	187,345
250000 TO 499999	16	99.36	104.48	102.08	12.79	102.35	83.51	163.24	90.50 to 114.45	307,312	313,700
ALL											
	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	197	98.53	114.10	99.54	33.68	114.63	10.02	887.45	96.21 to 101.11	35,753	35,588
10	11	95.33	94.00	87.75	29.38	107.12	34.53	155.98	53.97 to 155.79	38,081	33,414
15	4	99.62	100.34	103.68	9.18	96.77	83.40	118.72	N/A	34,750	36,030
20	104	95.00	101.19	95.16	22.09	106.33	34.08	217.72	91.24 to 99.25	49,008	46,638
25	54	99.07	104.78	101.31	13.94	103.42	65.95	300.00	96.72 to 103.45	67,446	68,331
30	813	94.56	98.63	94.81	15.43	104.04	8.58	454.85	93.68 to 95.39	77,000	73,001
35	48	97.11	98.57	97.75	8.11	100.83	65.40	129.33	95.83 to 100.30	117,561	114,921
40	139	97.90	100.32	98.46	10.23	101.89	68.95	325.90	95.87 to 99.85	146,740	144,487
45	9	101.55	101.10	101.12	6.39	99.98	88.92	117.56	91.99 to 107.79	209,571	211,920
50	19	95.73	97.22	97.28	7.60	99.94	83.51	117.02	90.24 to 104.89	225,626	219,479
55	1	100.59	100.59	100.59			100.59	100.59	N/A	270,000	271,590
60	1	100.00	100.00	100.00			100.00	100.00	N/A	438,000	438,000
ALL											
	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57	79,902	76,999

PA&T 2005 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	1400	MEDIAN:	96	COV:	37.17	95% Median C.I.:	95.20 to 96.57
TOTAL Sales Price:	111,757,716	WGT. MEAN:	96	STD:	37.68	95% Wgt. Mean C.I.:	95.44 to 97.30
TOTAL Adj.Sales Price:	111,862,958	MEAN:	101	AVG.ABS.DEV:	17.02	95% Mean C.I.:	99.40 to 103.34
TOTAL Assessed Value:	107,799,937						
AVG. Adj. Sales Price:	79,902	COD:	17.76	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	76,999	PRD:	105.19	MIN Sales Ratio:	8.58		

(!: AVTot=0)
(!: Derived)

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	195	98.53	114.32	99.63	33.97	114.74	10.02	887.45	96.21 to 101.11		35,145	35,016
100	21	106.60	124.19	102.81	41.88	120.80	8.58	454.85	90.67 to 128.99		17,776	18,276
101	1016	95.34	98.40	95.62	14.52	102.90	34.08	384.58	94.63 to 95.96		85,478	81,737
102	21	97.90	100.73	100.74	9.33	99.99	81.30	123.99	93.05 to 106.60		141,572	142,621
103	23	95.87	99.10	97.38	10.00	101.77	74.86	137.42	91.85 to 102.24		124,447	121,186
104	58	95.43	106.32	101.97	20.38	104.27	64.08	325.90	90.93 to 100.70		77,195	78,713
106	5	100.12	108.85	102.01	17.49	106.71	81.25	159.68	N/A		64,200	65,488
111	26	99.48	101.95	99.24	10.66	102.73	75.26	159.83	93.58 to 106.01		102,069	101,293
301	15	90.87	92.30	92.06	5.43	100.25	74.01	106.75	89.89 to 97.02		141,006	129,817
302	4	83.41	86.17	88.68	7.63	97.17	76.19	101.66	N/A		81,250	72,054
304	16	98.21	97.42	96.87	6.43	100.57	82.45	118.34	90.01 to 102.18		128,912	124,882
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57		79,902	76,999

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	195	98.51	114.21	99.54	33.98	114.74	10.02	887.45	96.11 to 101.11		35,253	35,089
10	15	90.04	89.17	92.59	24.02	96.30	34.53	154.11	78.36 to 103.93		29,820	27,611
15	1	83.06	83.06	83.06			83.06	83.06	N/A		13,000	10,798
20	46	118.45	122.37	111.50	31.56	109.75	34.08	300.00	101.22 to 124.77		45,715	50,971
25	17	106.10	114.53	109.76	18.20	104.35	85.46	188.10	93.78 to 129.33		42,808	46,987
30	842	95.39	98.75	95.66	14.42	103.23	8.58	454.85	94.63 to 96.26		83,624	79,996
35	18	96.00	96.71	94.99	6.82	101.81	83.07	114.08	89.81 to 101.59		96,630	91,790
40	179	95.58	97.02	96.46	10.78	100.58	65.03	174.40	93.53 to 97.46		115,997	111,891
50	58	94.57	97.89	95.67	13.12	102.32	70.75	176.21	90.54 to 97.20		105,799	101,218
60	29	93.81	93.78	93.74	10.96	100.04	64.08	127.86	87.06 to 98.45		91,253	85,543
ALL	1400	95.84	101.37	96.37	17.76	105.19	8.58	887.45	95.20 to 96.57		79,902	76,999

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	262	MEDIAN:	96	COV:	55.53	95% Median C.I.:	91.76 to 99.41
TOTAL Sales Price:	41,736,731	WGT. MEAN:	87	STD:	57.35	95% Wgt. Mean C.I.:	77.78 to 96.28
TOTAL Adj.Sales Price:	41,209,001	MEAN:	103	AVG.ABS.DEV:	30.60	95% Mean C.I.:	96.34 to 110.23
TOTAL Assessed Value:	35,864,681						
AVG. Adj. Sales Price:	157,286	COD:	31.80	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	136,888	PRD:	118.68	MIN Sales Ratio:	19.64		

(!: AVTot=0)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/01 TO 09/30/01	15	103.80	99.81	101.02	17.64	98.80	65.16	137.64	78.18 to 118.61		143,461	144,918
10/01/01 TO 12/31/01	22	107.58	113.83	104.58	26.36	108.84	47.66	316.39	89.38 to 125.36		65,227	68,214
01/01/02 TO 03/31/02	16	106.24	112.73	99.19	26.77	113.65	49.98	265.52	90.40 to 121.44		92,120	91,370
04/01/02 TO 06/30/02	27	96.67	97.83	99.16	23.11	98.65	28.43	192.83	85.61 to 114.53		115,833	114,863
07/01/02 TO 09/30/02	21	88.84	89.49	71.45	24.36	125.25	56.13	136.20	68.62 to 103.83		234,643	167,647
10/01/02 TO 12/31/02	20	98.77	98.00	88.06	23.48	111.29	54.42	162.78	71.65 to 108.09		150,700	132,712
01/01/03 TO 03/31/03	22	91.89	91.97	70.32	21.57	130.80	41.30	134.93	81.90 to 112.00		454,625	319,671
04/01/03 TO 06/30/03	29	97.37	126.44	93.42	48.62	135.35	29.97	619.20	86.60 to 112.59		109,651	102,433
07/01/03 TO 09/30/03	12	94.93	105.37	93.79	28.66	112.34	64.75	222.99	76.65 to 127.46		112,833	105,831
10/01/03 TO 12/31/03	23	75.92	86.22	91.16	29.03	94.58	49.33	173.91	68.89 to 100.00		109,909	100,194
01/01/04 TO 03/31/04	30	92.41	103.39	95.36	41.89	108.42	19.64	263.80	73.46 to 107.00		106,909	101,953
04/01/04 TO 06/30/04	25	90.90	109.47	100.15	50.74	109.30	30.00	435.01	80.27 to 105.98		192,331	192,627
_____Study Years_____												
07/01/01 TO 06/30/02	80	100.30	105.58	100.60	24.95	104.95	28.43	316.39	93.75 to 111.88		102,354	102,971
07/01/02 TO 06/30/03	92	95.95	103.58	76.59	31.30	135.24	29.97	619.20	89.91 to 100.00		229,599	175,850
07/01/03 TO 06/30/04	90	90.38	100.96	96.23	39.10	104.91	19.64	435.01	80.00 to 99.33		132,194	127,208
_____Calendar Yrs_____												
01/01/02 TO 12/31/02	84	97.07	98.62	85.61	24.76	115.20	28.43	265.52	90.40 to 101.33		149,320	127,834
01/01/03 TO 12/31/03	86	93.52	103.93	79.57	33.60	130.61	29.97	619.20	86.60 to 99.49		198,413	157,881
_____ALL_____												
	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41		157,286	136,888

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
GERING	41	94.59	98.31	95.57	29.33	102.87	30.00	265.52	81.90 to 111.93		116,767	111,590
MINATARE	11	68.62	124.61	80.17	113.94	155.44	28.43	350.00	38.41 to 310.11		18,864	15,123
MITCHELL	16	101.77	96.20	78.27	32.61	122.92	43.20	214.57	57.70 to 126.76		56,562	44,269
MORRILL	10	90.58	86.02	81.21	20.09	105.93	55.67	122.28	58.06 to 108.09		37,939	30,810
RURAL	10	97.16	93.77	87.21	12.41	107.53	54.42	117.97	71.65 to 109.08		132,475	115,527
SCOTTSBLUFF	130	96.48	103.11	84.60	27.43	121.88	31.09	435.01	91.06 to 101.33		224,414	189,847
SMTWNS	23	93.13	100.01	96.85	33.47	103.26	19.64	263.80	78.18 to 112.00		66,367	64,279
SUBURBAN	21	99.49	124.70	96.15	46.77	129.69	54.91	619.20	84.75 to 114.49		138,315	132,989
_____ALL_____												
	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41		157,286	136,888

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	262	MEDIAN:	96	COV:	55.53	95% Median C.I.:	91.76 to 99.41
TOTAL Sales Price:	41,736,731	WGT. MEAN:	87	STD:	57.35	95% Wgt. Mean C.I.:	77.78 to 96.28
TOTAL Adj.Sales Price:	41,209,001	MEAN:	103	AVG.ABS.DEV:	30.60	95% Mean C.I.:	96.34 to 110.23
TOTAL Assessed Value:	35,864,681						
AVG. Adj. Sales Price:	157,286	COD:	31.80	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	136,888	PRD:	118.68	MIN Sales Ratio:	19.64		

(!: AVTot=0)

(!: Derived)

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	228	95.88	101.39	86.13	30.91	117.71	19.64	435.01	90.90 to 99.41	161,162	138,807
2	23	99.49	121.80	95.81	44.25	127.13	54.91	619.20	84.75 to 109.08	131,472	125,958
3	11	96.67	104.02	91.64	22.40	113.50	54.42	222.83	71.65 to 117.97	130,906	119,966
ALL	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	212	95.95	98.87	86.51	26.68	114.29	19.64	310.11	91.76 to 99.41	168,074	145,400
2	50	97.71	122.01	90.36	52.94	135.02	28.43	619.20	86.40 to 101.61	111,543	100,795
ALL	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	2	54.98	54.98	39.97	45.50	137.55	29.97	80.00	N/A	1,875	749
79-0002	14	93.25	119.41	87.10	70.69	137.09	28.43	350.00	42.23 to 152.76	53,750	46,819
79-0005											
79-0011	18	93.82	101.20	85.07	31.24	118.97	55.06	263.80	70.65 to 108.09	38,488	32,741
79-0013											
79-0016	62	95.12	105.57	98.40	35.45	107.29	19.64	619.20	85.61 to 105.88	117,328	115,447
79-0020	1	103.32	103.32	103.32			103.32	103.32	N/A	35,000	36,161
79-0031	16	101.77	96.20	78.27	32.61	122.92	43.20	214.57	57.70 to 126.76	56,562	44,269
79-0032	144	96.62	101.85	84.64	26.35	120.33	31.09	435.01	91.09 to 100.97	217,438	184,044
79-0060	2	160.32	160.32	137.29	39.09	116.78	97.65	222.99	N/A	29,250	40,157
79-0064	1	93.75	93.75	93.75			93.75	93.75	N/A	10,000	9,375
79-0065	2	94.81	94.81	74.72	24.43	126.89	71.65	117.97	N/A	83,000	62,018
NonValid School											
ALL	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	262	MEDIAN:	96	COV:	55.53	95% Median C.I.:	91.76 to 99.41
TOTAL Sales Price:	41,736,731	WGT. MEAN:	87	STD:	57.35	95% Wgt. Mean C.I.:	77.78 to 96.28
TOTAL Adj.Sales Price:	41,209,001	MEAN:	103	AVG.ABS.DEV:	30.60	95% Mean C.I.:	96.34 to 110.23
TOTAL Assessed Value:	35,864,681						
AVG. Adj. Sales Price:	157,286	COD:	31.80	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	136,888	PRD:	118.68	MIN Sales Ratio:	19.64		

(!: AVTot=0)
(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	62	97.95	121.87	92.47	50.15	131.80	28.43	619.20	89.85 to 105.88	107,698	99,584
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	14	109.27	125.80	105.99	39.84	118.70	55.06	310.11	70.95 to 148.25	36,635	38,828
1920 TO 1939	28	86.75	100.29	96.09	37.68	104.37	42.23	263.80	70.65 to 124.67	64,226	61,715
1940 TO 1949	36	97.39	95.33	93.80	23.01	101.63	31.24	162.78	78.87 to 112.46	78,250	73,399
1950 TO 1959	11	94.01	86.55	73.63	32.65	117.55	31.09	136.20	38.41 to 126.10	164,307	120,977
1960 TO 1969	39	89.38	88.41	87.58	22.86	100.94	19.64	217.43	75.20 to 95.88	215,744	188,955
1970 TO 1979	44	99.37	101.01	97.75	19.45	103.34	47.91	173.91	92.09 to 108.12	185,096	180,927
1980 TO 1989	15	93.83	95.62	95.12	16.47	100.53	68.89	153.77	80.27 to 105.98	248,433	236,309
1990 TO 1994	6	108.90	98.45	75.95	18.33	129.63	60.09	122.14	60.09 to 122.14	394,853	299,892
1995 TO 1999	4	93.43	93.40	98.65	18.58	94.67	67.58	119.15	N/A	188,612	186,074
2000 TO Present	3	92.06	87.09	48.41	31.35	179.89	41.30	127.90	N/A	1,395,897	675,762
ALL	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	181.90	240.49	212.31	93.74	113.28	29.97	619.20	29.97 to 619.20	1,091	2,317
5000 TO 9999	7	141.51	161.68	162.60	59.58	99.43	28.43	310.11	28.43 to 310.11	7,270	11,821
Total \$											
1 TO 9999	13	141.51	198.06	168.27	87.69	117.70	28.43	619.20	49.33 to 310.11	4,418	7,435
10000 TO 29999	30	107.68	121.51	116.36	39.58	104.42	19.64	435.01	93.75 to 129.35	17,713	20,611
30000 TO 59999	69	99.26	99.27	101.93	29.69	97.39	30.00	316.39	88.36 to 108.12	41,458	42,258
60000 TO 99999	44	91.07	90.67	90.28	18.99	100.43	47.66	153.77	80.74 to 99.33	75,345	68,023
100000 TO 149999	32	101.97	102.44	103.67	19.49	98.82	41.82	192.83	89.91 to 114.14	121,460	125,914
150000 TO 249999	35	96.56	99.38	98.06	22.31	101.35	54.42	173.91	80.27 to 107.00	182,707	179,157
250000 TO 499999	26	85.58	81.21	81.77	18.08	99.31	43.20	127.90	67.63 to 93.58	328,031	268,220
500000 +	13	90.64	87.30	76.55	20.47	114.05	41.30	118.61	60.09 to 107.14	1,202,615	920,559
ALL	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

PA&T 2005 R&O Statistics

Base Stat

PAGE:4 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	262	MEDIAN:	96	COV:	55.53	95% Median C.I.:	91.76 to 99.41
TOTAL Sales Price:	41,736,731	WGT. MEAN:	87	STD:	57.35	95% Wgt. Mean C.I.:	77.78 to 96.28
TOTAL Adj.Sales Price:	41,209,001	MEAN:	103	AVG.ABS.DEV:	30.60	95% Mean C.I.:	96.34 to 110.23
TOTAL Assessed Value:	35,864,681						
AVG. Adj. Sales Price:	157,286	COD:	31.80	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	136,888	PRD:	118.68	MIN Sales Ratio:	19.64		

(!: AVTot=0)
(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	64.67	115.15	36.23	128.82	317.84	19.64	350.00	19.64 to 350.00	4,506	1,632
5000 TO 9999	5	93.75	185.53	90.81	128.16	204.32	49.98	619.20	N/A	9,500	8,626
Total \$											
1 TO 9999	13	80.00	142.22	67.26	123.17	211.46	19.64	619.20	29.97 to 263.80	6,426	4,322
10000 TO 29999	45	74.52	95.48	75.34	52.41	126.74	30.00	310.11	65.16 to 103.77	24,931	18,782
30000 TO 59999	64	99.00	106.82	92.93	28.34	114.95	41.82	435.01	90.09 to 105.88	49,747	46,228
60000 TO 99999	39	97.32	98.29	93.63	17.58	104.98	62.56	157.33	89.96 to 106.76	81,195	76,021
100000 TO 149999	27	94.59	102.87	92.38	26.39	111.35	43.20	222.83	79.04 to 124.68	136,036	125,675
150000 TO 249999	41	100.00	102.14	91.45	25.39	111.68	54.91	316.39	84.51 to 114.14	198,166	181,233
250000 TO 499999	22	93.70	103.30	93.28	22.92	110.74	56.13	192.83	84.75 to 102.35	345,739	322,518
500000 +	11	96.03	91.71	78.05	17.11	117.51	41.30	118.61	60.09 to 117.09	1,295,363	1,010,967
ALL											
	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	75	94.59	115.12	91.62	48.41	125.65	19.64	619.20	85.70 to 101.33	111,120	101,807
10	12	112.03	117.24	109.11	30.24	107.45	47.91	263.80	86.89 to 129.35	106,250	115,930
15	8	102.30	124.91	88.71	41.05	140.81	71.65	310.11	71.65 to 310.11	101,162	89,743
20	121	95.88	95.68	80.77	25.31	118.45	31.09	217.43	90.90 to 99.33	177,822	143,632
25	9	74.17	83.92	84.16	26.25	99.72	57.28	127.98	58.06 to 127.46	270,211	227,398
30	37	99.41	99.72	97.83	17.14	101.93	57.70	157.33	89.91 to 107.00	184,923	180,917
ALL											
	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

PA&T 2005 R&O Statistics

Base Stat

PAGE:5 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	262	MEDIAN:	96	COV:	55.53	95% Median C.I.:	91.76 to 99.41
TOTAL Sales Price:	41,736,731	WGT. MEAN:	87	STD:	57.35	95% Wgt. Mean C.I.:	77.78 to 96.28
TOTAL Adj.Sales Price:	41,209,001	MEAN:	103	AVG.ABS.DEV:	30.60	95% Mean C.I.:	96.34 to 110.23
TOTAL Assessed Value:	35,864,681						
AVG. Adj. Sales Price:	157,286	COD:	31.80	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	136,888	PRD:	118.68	MIN Sales Ratio:	19.64		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	62	97.71	120.43	90.31	49.37	133.35	28.43	619.20	88.84 to 101.61	108,872	98,323
306	2	126.96	126.96	126.07	8.41	100.71	116.28	137.64	N/A	53,500	67,445
309	4	102.77	115.27	100.04	19.62	115.23	92.76	162.78	N/A	50,743	50,762
311	3	59.50	78.04	59.76	54.78	130.59	38.41	136.20	N/A	25,170	15,041
319	3	132.75	128.40	122.48	3.83	104.83	118.61	133.85	N/A	235,666	288,654
321	2	128.06	128.06	128.04	1.01	100.01	126.76	129.35	N/A	24,750	31,691
326	2	69.05	69.05	60.82	38.85	113.54	42.23	95.88	N/A	30,300	18,428
334	1	111.88	111.88	111.88			111.88	111.88	N/A	50,000	55,938
341	1	79.22	79.22	79.22			79.22	79.22	N/A	100,000	79,222
343	3	60.09	64.39	61.36	12.91	104.94	54.91	78.18	N/A	723,933	444,210
344	23	99.41	100.38	96.04	23.31	104.52	55.21	217.43	78.65 to 114.53	169,484	162,779
349	2	80.55	80.55	83.46	28.89	96.51	57.28	103.83	N/A	40,000	33,385
350	7	86.89	94.65	104.15	18.82	90.88	69.96	152.40	69.96 to 152.40	76,000	79,157
351	9	80.74	89.21	84.77	20.93	105.24	62.71	134.21	65.16 to 114.14	155,333	131,676
352	45	96.03	98.34	90.16	21.88	109.08	47.66	263.80	87.14 to 105.98	200,671	180,924
353	26	97.57	103.33	60.24	25.55	171.53	41.30	214.57	88.36 to 120.87	214,569	129,258
384	3	107.28	99.52	109.34	18.04	91.02	66.60	124.67	N/A	22,833	24,965
386	1	119.15	119.15	119.15			119.15	119.15	N/A	150,000	178,731
387	1	97.32	97.32	97.32			97.32	97.32	N/A	100,000	97,323
405	1	96.56	96.56	96.56			96.56	96.56	N/A	200,000	193,112
406	15	91.76	106.63	104.99	40.10	101.57	31.09	310.11	68.62 to 120.30	113,200	118,845
407	6	100.57	105.40	83.06	18.32	126.90	69.97	135.73	69.97 to 135.73	152,500	126,662
412	1	90.64	90.64	90.64			90.64	90.64	N/A	2,900,000	2,628,659
419	1	84.75	84.75	84.75			84.75	84.75	N/A	400,000	339,014
421	1	192.83	192.83	192.83			192.83	192.83	N/A	143,000	275,749
441	2	111.23	111.23	107.09	12.09	103.87	97.78	124.68	N/A	118,500	126,901
442	1	70.65	70.65	70.65			70.65	70.65	N/A	35,000	24,727
447	1	64.75	64.75	64.75			64.75	64.75	N/A	150,000	97,130
453	1	41.82	41.82	41.82			41.82	41.82	N/A	125,000	52,271
455	1	96.56	96.56	96.56			96.56	96.56	N/A	300,000	289,681
459	3	95.88	113.58	127.95	35.79	88.77	70.95	173.91	N/A	108,500	138,830
470	7	85.61	86.53	87.12	31.56	99.32	31.24	132.32	31.24 to 132.32	75,984	66,198
471	7	71.65	78.81	84.14	29.91	93.66	48.08	114.49	48.08 to 114.49	72,642	61,125
494	2	100.17	100.17	100.87	0.92	99.31	99.26	101.09	N/A	199,000	200,735
526	1	78.87	78.87	78.87			78.87	78.87	N/A	57,000	44,954
528	10	80.47	89.96	94.00	40.91	95.71	19.64	153.77	47.91 to 137.91	115,900	108,945
555	1	49.98	49.98	49.98			49.98	49.98	N/A	16,000	7,997

ALL

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: *AVTot=0*)
(!: *Derived*)

NUMBER of Sales:	262	MEDIAN:		96	COV:	55.53	95% Median C.I.:		91.76 to 99.41	
TOTAL Sales Price:	41,736,731	WGT. MEAN:		87	STD:	57.35	95% Wgt. Mean C.I.:		77.78 to 96.28	
TOTAL Adj.Sales Price:	41,209,001	MEAN:		103	AVG.ABS.DEV:	30.60	95% Mean C.I.:		96.34 to 110.23	
TOTAL Assessed Value:	35,864,681									
AVG. Adj. Sales Price:	157,286	COD:		31.80	MAX Sales Ratio:	619.20				
AVG. Assessed Value:	136,888	PRD:		118.68	MIN Sales Ratio:	19.64				
	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157

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PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
02	65	93.13	93.95	76.12	22.59	123.43	41.30	263.80	85.41 to 99.33	234,726	178,664
03	195	97.37	106.51	93.41	34.58	114.03	19.64	619.20	92.09 to 100.00	131,291	122,634
04	2	92.53	92.53	96.49	30.02	95.89	64.75	120.30	N/A	175,000	168,863
____ALL____											
	262	96.21	103.29	87.03	31.80	118.68	19.64	619.20	91.76 to 99.41	157,286	136,888

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1432	MEDIAN:	92	COV:	44.81	95% Median C.I.:	90.61 to 92.65
TOTAL Sales Price:	114,789,673	WGT. MEAN:	91	STD:	43.08	95% Wgt. Mean C.I.:	89.42 to 91.89
TOTAL Adj.Sales Price:	114,897,673	MEAN:	96	AVG.ABS.DEV:	18.77	95% Mean C.I.:	93.91 to 98.37
TOTAL Assessed Value:	104,158,664						
AVG. Adj. Sales Price:	80,235	COD:	20.50	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	72,736	PRD:	106.05	MIN Sales Ratio:	3.15		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	173	93.50	95.66	93.35	13.71	102.48	40.02	187.27	91.87 to 96.29	79,124	73,865
10/01/02 TO 12/31/02	180	93.97	95.93	94.51	16.35	101.51	52.61	244.00	90.56 to 95.23	86,085	81,355
01/01/03 TO 03/31/03	161	93.33	97.98	92.74	18.00	105.64	7.00	218.85	91.37 to 96.47	74,727	69,305
04/01/03 TO 06/30/03	209	92.32	97.99	93.14	17.10	105.21	41.38	345.45	90.02 to 94.23	84,815	78,995
07/01/03 TO 09/30/03	207	92.81	103.25	94.19	25.06	109.62	35.30	863.83	89.69 to 95.08	80,267	75,607
10/01/03 TO 12/31/03	163	88.42	95.39	89.12	25.33	107.03	24.64	403.60	85.70 to 92.44	72,475	64,593
01/01/04 TO 03/31/04	143	90.50	92.47	85.58	22.69	108.05	3.15	887.45	85.57 to 92.65	82,331	70,456
04/01/04 TO 06/30/04	196	87.32	89.04	81.33	24.81	109.48	3.90	330.00	84.38 to 89.40	80,376	65,372
-----Study Years-----											
07/01/02 TO 06/30/03	723	93.28	96.92	93.47	16.31	103.69	7.00	345.45	91.96 to 93.99	81,523	76,197
07/01/03 TO 06/30/04	709	89.64	95.34	87.69	24.75	108.73	3.15	887.45	88.32 to 90.80	78,922	69,206
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	740	92.03	98.89	92.54	21.32	106.85	7.00	863.83	90.67 to 93.33	78,630	72,767
-----ALL-----											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GERING	418	90.61	91.20	87.40	15.41	104.35	4.43	321.10	88.78 to 91.99	81,872	71,555
MINATARE	33	97.03	114.98	93.52	35.20	122.94	60.60	349.15	86.83 to 102.63	30,728	28,737
MITCHELL	76	93.08	99.90	94.82	22.22	105.36	28.92	300.00	87.74 to 99.22	57,046	54,088
MORRILL	44	90.65	101.62	92.45	28.48	109.92	19.57	330.00	85.46 to 101.42	54,321	50,221
RURAL	112	91.98	101.78	89.29	33.77	113.98	3.90	887.45	86.31 to 95.28	91,166	81,405
SCOTTSBLUFF	577	91.49	95.55	91.85	18.49	104.02	3.15	863.83	89.91 to 93.12	83,898	77,064
SMTWNS	35	95.96	114.79	100.31	43.21	114.44	7.00	345.45	87.04 to 103.56	24,393	24,468
SUBURBAN	137	93.26	95.93	93.15	19.05	102.98	34.06	186.43	90.48 to 95.23	98,257	91,530
-----ALL-----											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1173	91.38	95.59	90.35	19.35	105.80	3.15	863.83	90.38 to 92.44	77,060	69,625
2	142	93.40	96.73	93.65	18.73	103.29	34.14	186.43	90.50 to 95.27	97,635	91,436
3	117	90.03	100.87	89.31	34.38	112.94	3.90	887.45	85.99 to 94.36	90,953	81,233
-----ALL-----											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1432	MEDIAN:	92	COV:	44.81	95% Median C.I.:	90.61 to 92.65
TOTAL Sales Price:	114,789,673	WGT. MEAN:	91	STD:	43.08	95% Wgt. Mean C.I.:	89.42 to 91.89
TOTAL Adj.Sales Price:	114,897,673	MEAN:	96	AVG.ABS.DEV:	18.77	95% Mean C.I.:	93.91 to 98.37
TOTAL Assessed Value:	104,158,664						
AVG. Adj. Sales Price:	80,235	COD:	20.50	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	72,736	PRD:	106.05	MIN Sales Ratio:	3.15		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1216	91.40	95.50	91.05	17.85	104.89	7.00	863.83	90.38 to 92.32	87,061	79,267
2	210	93.12	98.09	84.70	33.75	115.81	3.15	887.45	88.78 to 94.36	41,986	35,560
3	6	142.69	157.31	140.83	38.50	111.70	77.48	310.37	77.48 to 310.37	35,652	50,209
_____ALL_____											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1417	91.47	95.77	90.55	20.14	105.76	3.15	887.45	90.57 to 92.44	80,844	73,206
06											
07	15	124.52	131.13	125.05	37.59	104.86	25.60	310.37	89.32 to 171.19	22,694	28,378
_____ALL_____											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	14	95.73	125.83	94.45	52.98	133.22	39.73	345.45	70.93 to 172.68	49,028	46,308
79-0002	33	94.06	108.11	91.44	29.30	118.23	60.60	349.15	86.83 to 100.30	34,953	31,962
79-0005	3	90.90	89.25	92.73	11.07	96.24	73.33	103.51	N/A	40,000	37,093
79-0011	80	89.54	99.53	90.33	33.65	110.18	7.00	330.00	85.74 to 98.79	47,237	42,668
79-0013											
79-0016	467	90.84	91.85	87.90	15.39	104.49	4.43	321.10	89.36 to 92.77	80,014	70,336
79-0020	5	92.65	85.03	88.40	13.43	96.19	47.96	102.97	N/A	127,040	112,306
79-0031	102	92.31	99.38	92.02	24.18	107.99	8.47	300.00	89.32 to 95.96	63,293	58,245
79-0032	683	91.58	95.53	91.66	18.98	104.23	3.15	863.83	90.03 to 93.12	89,365	81,908
79-0060	17	97.09	109.14	109.08	24.01	100.06	65.91	178.39	87.67 to 129.67	82,908	90,435
79-0064	19	95.74	143.69	92.32	77.69	155.64	9.24	887.45	74.58 to 124.68	80,432	74,256
79-0065	9	100.00	90.88	94.92	20.90	95.75	34.14	117.91	71.70 to 115.96	80,722	76,621
NonValid School											
_____ALL_____											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1432	MEDIAN:	92	COV:	44.81	95% Median C.I.:	90.61 to 92.65
TOTAL Sales Price:	114,789,673	WGT. MEAN:	91	STD:	43.08	95% Wgt. Mean C.I.:	89.42 to 91.89
TOTAL Adj.Sales Price:	114,897,673	MEAN:	96	AVG.ABS.DEV:	18.77	95% Mean C.I.:	93.91 to 98.37
TOTAL Assessed Value:	104,158,664						
AVG. Adj. Sales Price:	80,235	COD:	20.50	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	72,736	PRD:	106.05	MIN Sales Ratio:	3.15		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	206	93.33	101.18	86.76	35.53	116.61	4.43	887.45	89.89 to 94.63	37,412	32,461
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	134	90.88	102.17	89.13	32.45	114.64	3.15	863.83	85.53 to 94.38	51,610	45,998
1920 TO 1939	264	91.54	97.10	91.36	21.35	106.28	11.52	321.10	88.81 to 95.41	55,982	51,148
1940 TO 1949	117	89.91	93.04	89.76	17.94	103.65	50.85	197.67	87.34 to 92.77	63,722	57,197
1950 TO 1959	166	91.36	91.82	88.79	14.16	103.41	47.79	171.46	88.18 to 93.11	81,044	71,961
1960 TO 1969	145	88.78	93.04	88.55	16.56	105.07	7.00	349.15	86.84 to 91.08	94,063	83,290
1970 TO 1979	206	93.30	97.29	93.66	13.67	103.87	25.60	310.37	91.71 to 95.39	105,117	98,456
1980 TO 1989	53	94.35	94.30	93.91	11.89	100.41	64.03	138.04	87.48 to 98.21	132,451	124,383
1990 TO 1994	15	94.38	94.16	94.77	7.42	99.35	64.92	108.42	89.06 to 101.20	211,826	200,749
1995 TO 1999	48	93.95	96.57	95.95	11.34	100.64	55.46	165.58	90.68 to 96.53	153,317	147,113
2000 TO Present	78	88.19	87.11	86.42	10.85	100.79	3.90	117.86	85.31 to 90.71	150,465	130,035
ALL	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	37	105.79	165.49	140.19	73.16	118.05	39.73	887.45	93.33 to 163.33	2,934	4,113
5000 TO 10000	47	111.21	137.14	135.63	50.62	101.12	42.00	863.83	90.46 to 119.91	7,704	10,449
Total \$											
1 TO 9999	74	103.82	152.02	137.97	66.33	110.19	39.73	887.45	93.33 to 117.60	5,008	6,910
10000 TO 29999	219	96.11	104.45	102.86	31.37	101.55	7.00	403.60	92.88 to 99.76	19,279	19,830
30000 TO 59999	282	92.16	93.89	93.23	20.28	100.70	3.15	222.31	89.66 to 94.59	45,154	42,099
60000 TO 99999	459	90.25	90.70	90.54	12.36	100.18	4.43	171.46	89.46 to 91.58	78,117	70,726
100000 TO 149999	229	88.36	88.96	88.85	12.42	100.12	48.81	165.58	86.51 to 90.03	123,145	109,410
150000 TO 249999	150	92.02	88.79	88.58	11.42	100.25	3.90	115.28	89.07 to 93.96	183,442	162,486
250000 TO 499999	19	95.74	92.06	92.38	18.64	99.66	7.98	183.08	83.51 to 101.34	315,705	291,637
ALL	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1432	MEDIAN:	92	COV:	44.81	95% Median C.I.:	90.61 to 92.65
TOTAL Sales Price:	114,789,673	WGT. MEAN:	91	STD:	43.08	95% Wgt. Mean C.I.:	89.42 to 91.89
TOTAL Adj.Sales Price:	114,897,673	MEAN:	96	AVG.ABS.DEV:	18.77	95% Mean C.I.:	93.91 to 98.37
TOTAL Assessed Value:	104,158,664						
AVG. Adj. Sales Price:	80,235	COD:	20.50	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	72,736	PRD:	106.05	MIN Sales Ratio:	3.15		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	51	84.00	88.98	36.92	52.16	241.00	3.15	330.00	65.91 to 93.33	9,121	3,367
5000 TO 10000	45	86.31	115.21	48.95	69.49	235.38	3.90	887.45	70.84 to 111.99	15,818	7,742
-----Total \$-----											
1 TO 9999	96	85.41	101.28	44.19	60.20	229.16	3.15	887.45	73.33 to 93.33	12,260	5,418
10000 TO 29999	227	92.44	98.75	78.90	29.22	125.17	7.98	345.45	87.08 to 94.89	25,525	20,138
30000 TO 59999	339	90.09	97.80	89.19	23.36	109.66	45.36	863.83	87.40 to 91.74	51,743	46,150
60000 TO 99999	452	91.45	93.65	90.57	12.96	103.40	48.81	403.60	89.84 to 93.12	85,454	77,396
100000 TO 149999	194	90.70	92.37	90.76	10.56	101.78	64.92	171.46	88.78 to 93.14	135,070	122,585
150000 TO 249999	111	95.68	97.12	95.27	10.57	101.94	57.89	165.58	93.92 to 98.80	191,638	182,574
250000 TO 499999	12	97.70	96.73	96.33	6.77	100.42	83.51	108.42	88.72 to 105.00	331,625	319,440
500000 +	1	183.08	183.08	183.08			183.08	183.08	N/A	305,000	558,402
-----ALL-----											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	208	93.33	101.13	87.22	35.36	115.95	4.43	887.45	89.89 to 94.63	37,966	33,114
10	11	91.82	90.91	83.73	26.05	108.57	49.23	155.64	53.97 to 130.24	38,081	31,887
15	4	88.09	91.96	91.72	9.61	100.27	79.02	112.66	N/A	34,750	31,871
20	106	92.70	100.49	91.61	28.49	109.69	11.52	310.37	88.42 to 98.28	50,419	46,190
25	55	98.05	102.17	96.88	14.82	105.46	72.13	300.00	91.88 to 102.67	66,997	64,910
30	829	90.25	94.58	90.05	17.95	105.03	3.15	863.83	89.21 to 91.43	77,179	69,502
35	47	92.52	92.54	90.33	9.64	102.46	57.89	128.57	88.40 to 94.38	117,698	106,313
40	142	93.29	94.76	91.69	12.97	103.34	48.98	403.60	90.37 to 95.51	148,017	135,721
45	9	101.80	99.09	99.14	5.90	99.95	84.27	111.13	91.99 to 105.76	209,571	207,761
50	19	94.67	88.44	89.56	16.84	98.76	3.90	115.28	76.07 to 105.00	225,626	202,061
55	1	108.42	108.42	108.42			108.42	108.42	N/A	270,000	292,728
60	1	100.00	100.00	100.00			100.00	100.00	N/A	438,000	438,000
-----ALL-----											
	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1432	MEDIAN:	92	COV:	44.81	95% Median C.I.:	90.61 to 92.65
TOTAL Sales Price:	114,789,673	WGT. MEAN:	91	STD:	43.08	95% Wgt. Mean C.I.:	89.42 to 91.89
TOTAL Adj.Sales Price:	114,897,673	MEAN:	96	AVG.ABS.DEV:	18.77	95% Mean C.I.:	93.91 to 98.37
TOTAL Assessed Value:	104,158,664						
AVG. Adj. Sales Price:	80,235	COD:	20.50	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	72,736	PRD:	106.05	MIN Sales Ratio:	3.15		

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	206	93.33	101.18	86.76	35.53	116.61	4.43	887.45	89.89 to 94.63	37,412	32,461
100	22	103.60	115.40	99.51	41.05	115.97	7.00	349.15	85.55 to 133.31	17,866	17,779
101	1032	91.34	94.52	90.46	17.40	104.49	3.15	863.83	90.18 to 92.15	85,850	77,656
102	21	93.50	93.66	94.21	12.16	99.42	73.67	124.68	81.55 to 105.00	141,572	133,379
103	23	90.01	91.37	89.88	12.09	101.66	64.85	134.22	82.92 to 95.58	124,447	111,847
104	60	93.41	105.72	97.39	25.52	108.55	47.96	403.60	87.90 to 97.45	75,855	73,879
106	5	106.16	101.53	98.20	18.00	103.40	63.49	131.94	N/A	64,200	63,042
111	28	95.90	96.50	94.15	11.95	102.50	55.46	145.30	87.91 to 99.78	106,778	100,532
301	15	88.35	85.45	85.47	8.70	99.97	68.84	100.77	71.34 to 93.26	141,006	120,525
302	4	83.26	84.29	86.65	7.74	97.27	72.41	98.21	N/A	81,250	70,404
304	16	95.08	94.16	92.76	6.28	101.51	76.65	112.55	88.78 to 97.30	128,912	119,582
ALL	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	206	93.33	100.99	86.65	35.46	116.55	4.43	887.45	89.42 to 94.40	37,514	32,506
10	15	79.58	100.19	87.67	52.70	114.28	11.52	345.45	62.33 to 101.51	29,820	26,142
15	1	83.06	83.06	83.06			83.06	83.06	N/A	13,000	10,798
20	49	115.22	118.58	108.36	34.06	109.44	24.64	300.00	94.51 to 123.21	48,028	52,042
25	17	101.60	112.38	107.35	19.38	104.69	76.35	186.35	94.38 to 132.00	42,808	45,954
30	857	91.70	94.68	90.27	16.78	104.88	3.15	863.83	90.26 to 92.81	83,784	75,630
35	18	90.75	91.05	90.22	8.14	100.92	65.36	112.56	86.26 to 96.76	96,630	87,181
40	182	91.13	93.29	92.05	14.42	101.35	19.57	310.37	89.32 to 92.52	117,049	107,743
50	58	86.28	90.36	88.31	15.79	102.32	55.20	161.17	80.76 to 91.37	105,799	93,428
60	29	86.90	88.33	87.50	10.83	100.95	67.89	127.86	83.59 to 91.08	91,253	79,845
ALL	1432	91.52	96.14	90.65	20.50	106.05	3.15	887.45	90.61 to 92.65	80,235	72,736

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	258	MEDIAN:	91	COV:	59.94	95% Median C.I.:	85.85 to 95.66
TOTAL Sales Price:	41,106,231	WGT. MEAN:	80	STD:	58.17	95% Wgt. Mean C.I.:	68.36 to 90.81
TOTAL Adj.Sales Price:	40,578,501	MEAN:	97	AVG.ABS.DEV:	30.76	95% Mean C.I.:	89.96 to 104.15
TOTAL Assessed Value:	32,294,129						
AVG. Adj. Sales Price:	157,281	COD:	33.70	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	125,171	PRD:	121.95	MIN Sales Ratio:	0.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/01 TO 09/30/01	14	93.77	92.77	96.43	20.03	96.20	62.54	137.64	64.37 to 114.14	152,922	147,468
10/01/01 TO 12/31/01	22	103.01	112.68	104.29	27.66	108.04	47.66	316.39	87.50 to 125.36	65,227	68,028
01/01/02 TO 03/31/02	17	96.08	105.58	92.09	26.80	114.64	49.98	265.52	79.44 to 118.74	88,466	81,470
04/01/02 TO 06/30/02	27	96.32	96.35	97.04	20.43	99.29	28.43	192.83	81.19 to 106.67	115,833	112,400
07/01/02 TO 09/30/02	20	86.22	85.37	67.08	25.42	127.28	43.05	136.20	63.21 to 103.32	244,250	163,838
10/01/02 TO 12/31/02	19	96.03	91.00	87.16	19.74	104.41	58.41	156.75	71.37 to 103.16	146,605	127,785
01/01/03 TO 03/31/03	21	93.13	88.62	59.98	25.91	147.75	23.76	131.99	59.25 to 113.08	466,035	279,514
04/01/03 TO 06/30/03	30	89.51	120.63	85.66	53.11	140.82	29.97	619.20	78.34 to 104.99	106,396	91,139
07/01/03 TO 09/30/03	11	92.09	88.71	86.08	20.54	103.05	47.09	129.35	55.43 to 111.93	121,409	104,515
10/01/03 TO 12/31/03	25	70.28	74.90	76.46	30.46	97.96	5.43	173.91	60.24 to 90.00	101,381	77,512
01/01/04 TO 03/31/04	28	80.65	93.82	88.21	48.28	106.37	19.64	263.80	57.70 to 106.76	111,381	98,245
04/01/04 TO 06/30/04	24	84.34	103.11	88.02	58.78	117.15	0.00	435.01	64.10 to 100.00	197,220	173,587
-----Study Years-----											
07/01/01 TO 06/30/02	80	96.20	102.17	97.24	24.28	105.07	28.43	316.39	91.76 to 102.96	102,591	99,762
07/01/02 TO 06/30/03	90	90.36	99.07	69.29	33.77	142.97	23.76	619.20	85.30 to 97.37	229,435	158,985
07/01/03 TO 06/30/04	88	78.50	90.34	85.35	45.20	105.85	0.00	435.01	70.96 to 90.00	133,204	113,686
-----Calendar Yrs-----											
01/01/02 TO 12/31/02	83	95.88	94.37	82.30	22.55	114.67	28.43	265.52	89.56 to 99.26	148,216	121,981
01/01/03 TO 12/31/03	87	88.36	95.73	69.39	37.03	137.95	5.43	619.20	75.46 to 95.66	193,662	134,384
-----ALL-----											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GERING	41	90.08	90.82	89.26	27.96	101.75	25.82	265.52	75.67 to 96.32	116,767	104,221
MINATARE	12	74.03	123.97	83.53	101.92	148.42	28.43	350.00	42.23 to 188.79	19,792	16,531
MITCHELL	16	86.46	94.01	77.45	40.46	121.38	43.20	214.57	57.70 to 126.76	56,562	43,808
MORRILL	11	84.82	86.89	81.16	22.15	107.06	55.67	125.84	58.06 to 122.28	35,581	28,878
RURAL	10	91.94	86.48	91.69	16.65	94.32	32.49	116.87	71.65 to 103.32	112,737	103,366
SCOTTSBLUFF	126	91.59	96.14	76.49	29.92	125.69	0.00	435.01	84.86 to 96.39	230,172	176,058
SMTWNS	23	93.13	96.89	91.05	33.97	106.42	19.64	263.80	73.71 to 112.00	66,367	60,426
SUBURBAN	19	90.00	113.79	84.45	50.24	134.73	44.12	619.20	68.89 to 106.60	136,927	115,641
-----ALL-----											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	258	MEDIAN:	91	COV:	59.94	95% Median C.I.:	85.85 to 95.66
TOTAL Sales Price:	41,106,231	WGT. MEAN:	80	STD:	58.17	95% Wgt. Mean C.I.:	68.36 to 90.81
TOTAL Adj.Sales Price:	40,578,501	MEAN:	97	AVG.ABS.DEV:	30.76	95% Mean C.I.:	89.96 to 104.15
TOTAL Assessed Value:	32,294,129						
AVG. Adj. Sales Price:	157,281	COD:	33.70	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	125,171	PRD:	121.95	MIN Sales Ratio:	0.00		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	227	91.51	96.28	78.86	33.21	122.08	0.00	435.01	85.41 to 95.88	161,519	127,380
2	20	87.93	111.78	84.16	49.78	132.82	44.12	619.20	71.37 to 105.98	133,731	112,549
3	11	91.79	86.28	91.03	15.90	94.79	32.49	116.87	71.65 to 103.32	112,622	102,515
_____ALL_____											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	196	91.59	93.04	77.54	27.62	119.99	0.00	310.11	85.15 to 95.66	167,180	129,637
2	61	90.08	108.38	86.19	52.31	125.74	5.43	619.20	75.52 to 100.00	125,708	108,352
3	1	192.83	192.83	192.83			192.83	192.83	N/A	143,000	275,749
_____ALL_____											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	2	42.12	42.12	34.83	28.85	120.93	29.97	54.27	N/A	1,875	653
79-0002	15	84.75	116.89	86.06	72.96	135.82	28.43	350.00	50.73 to 136.20	52,167	44,896
79-0005											
79-0011	18	93.82	101.49	82.58	33.04	122.89	55.06	263.80	70.65 to 122.28	27,210	22,471
79-0013											
79-0016	62	89.99	97.26	88.55	35.81	109.84	19.64	619.20	78.13 to 96.08	117,328	103,891
79-0020	1	103.32	103.32	103.32			103.32	103.32	N/A	35,000	36,161
79-0031	16	86.46	94.01	77.45	40.46	121.38	43.20	214.57	57.70 to 126.76	56,562	43,808
79-0032	140	93.21	95.69	77.32	28.59	123.76	0.00	435.01	86.60 to 97.78	220,554	170,535
79-0060	1	91.79	91.79	91.79			91.79	91.79	N/A	40,000	36,716
79-0064	1	88.13	88.13	88.13			88.13	88.13	N/A	10,000	8,813
79-0065	2	80.83	80.83	72.28	11.35	111.82	71.65	90.00	N/A	80,250	58,004
NonValid School											
_____ALL_____											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	258	MEDIAN:	91	COV:	59.94	95% Median C.I.:	85.85 to 95.66
TOTAL Sales Price:	41,106,231	WGT. MEAN:	80	STD:	58.17	95% Wgt. Mean C.I.:	68.36 to 90.81
TOTAL Adj.Sales Price:	40,578,501	MEAN:	97	AVG.ABS.DEV:	30.76	95% Mean C.I.:	89.96 to 104.15
TOTAL Assessed Value:	32,294,129						
AVG. Adj. Sales Price:	157,281	COD:	33.70	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	125,171	PRD:	121.95	MIN Sales Ratio:	0.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	56	90.24	113.03	85.83	55.80	131.68	5.43	619.20	78.34 to 100.00	107,228	92,038
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	14	100.90	122.45	99.67	44.83	122.85	55.06	310.11	70.95 to 148.25	36,635	36,515
1920 TO 1939	28	78.58	92.80	85.62	38.89	108.38	42.23	263.80	68.62 to 116.28	64,226	54,989
1940 TO 1949	36	95.77	91.02	87.65	23.85	103.84	0.00	156.75	78.87 to 105.10	78,250	68,587
1950 TO 1959	13	97.37	91.78	70.70	29.03	129.82	31.09	136.20	43.05 to 125.84	142,259	100,581
1960 TO 1969	39	80.74	83.67	82.89	26.68	100.93	19.64	217.43	70.28 to 93.21	215,744	178,839
1970 TO 1979	44	96.43	95.33	88.57	19.78	107.63	45.91	173.91	89.91 to 104.33	185,096	163,937
1980 TO 1989	15	85.15	85.03	87.19	16.85	97.53	50.74	111.83	68.89 to 99.41	248,433	216,610
1990 TO 1994	6	89.90	86.21	74.48	21.23	115.75	55.43	118.61	55.43 to 118.61	394,853	294,088
1995 TO 1999	4	91.47	88.17	93.34	14.19	94.46	61.43	108.32	N/A	188,612	176,052
2000 TO Present	3	127.90	108.48	33.58	39.10	322.99	23.76	173.77	N/A	1,395,897	468,811
ALL	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	181.90	236.21	209.36	96.09	112.82	29.97	619.20	29.97 to 619.20	1,091	2,285
5000 TO 10000	14	109.30	150.07	150.84	74.56	99.49	28.43	435.01	55.04 to 265.52	8,313	12,540
Total \$											
1 TO 9999	14	131.90	188.60	161.26	91.47	116.96	28.43	619.20	50.73 to 310.11	4,495	7,249
10000 TO 29999	31	91.76	109.61	104.80	46.98	104.59	19.64	435.01	72.32 to 125.84	17,936	18,797
30000 TO 59999	66	94.80	92.77	95.59	28.91	97.05	0.00	316.39	80.54 to 103.16	41,189	39,374
60000 TO 99999	43	91.09	88.99	88.12	22.46	100.99	44.12	173.77	76.65 to 100.00	75,353	66,399
100000 TO 149999	32	95.72	96.78	98.02	20.80	98.73	48.48	192.83	84.32 to 105.98	121,460	119,057
150000 TO 249999	33	87.49	88.70	86.99	24.56	101.97	5.43	173.91	75.02 to 100.00	180,341	156,870
250000 TO 499999	26	84.34	79.27	80.05	17.61	99.03	43.20	127.90	62.71 to 90.40	328,031	262,578
500000 +	13	81.19	74.44	66.15	27.64	112.52	23.76	118.61	45.91 to 96.03	1,202,615	795,570
ALL	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	258	MEDIAN:	91	COV:	59.94	95% Median C.I.:	85.85 to 95.66
TOTAL Sales Price:	41,106,231	WGT. MEAN:	80	STD:	58.17	95% Wgt. Mean C.I.:	68.36 to 90.81
TOTAL Adj.Sales Price:	40,578,501	MEAN:	97	AVG.ABS.DEV:	30.76	95% Mean C.I.:	89.96 to 104.15
TOTAL Assessed Value:	32,294,129						
AVG. Adj. Sales Price:	157,281	COD:	33.70	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	125,171	PRD:	121.95	MIN Sales Ratio:	0.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	10	52.50	98.68	25.02	138.91	394.42	0.00	350.00	19.64 to 263.80	7,155	1,790
5000 TO 10000	9	71.78	128.46	67.97	103.18	189.00	32.49	619.20	49.98 to 96.32	12,513	8,505
-----Total \$-----											
1 TO 9999	19	71.37	112.79	51.28	105.49	219.93	0.00	619.20	32.49 to 96.32	9,693	4,971
10000 TO 29999	48	75.70	90.74	64.11	48.60	141.54	5.43	310.11	64.37 to 91.76	30,581	19,607
30000 TO 59999	58	95.36	102.25	88.42	29.53	115.64	47.66	435.01	85.41 to 103.32	52,609	46,519
60000 TO 99999	37	97.32	95.71	90.05	18.54	106.28	47.09	147.04	91.09 to 106.60	82,614	74,398
100000 TO 149999	33	89.91	90.54	82.86	22.69	109.26	43.20	173.77	75.28 to 101.48	150,716	124,890
150000 TO 249999	34	100.00	101.57	89.67	24.95	113.27	53.29	316.39	86.60 to 113.76	205,692	184,448
250000 TO 499999	22	87.77	93.69	83.97	22.69	111.57	43.05	192.83	83.97 to 96.56	401,597	337,236
500000 +	7	90.64	81.01	66.54	26.34	121.74	23.76	118.61	23.76 to 118.61	1,716,571	1,142,267
-----ALL-----											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	69	89.56	105.71	84.61	51.47	124.95	5.43	619.20	75.67 to 100.00	111,037	93,943
10	13	111.83	114.61	93.04	34.43	123.18	47.91	263.80	70.22 to 129.35	99,000	92,111
15	8	102.30	123.51	85.27	42.42	144.84	62.54	310.11	62.54 to 310.11	101,162	86,266
20	121	92.10	91.41	73.62	26.78	124.16	0.00	217.43	85.30 to 96.39	177,822	130,921
25	9	63.21	72.73	69.98	26.09	103.93	47.34	119.61	53.82 to 105.34	270,211	189,105
30	38	91.30	93.49	92.85	17.86	100.69	57.70	147.04	84.32 to 100.00	180,846	167,920
-----ALL-----											
	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	125,171	PRD:	121.95	MIN Sales Ratio:	0.00		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	56	90.04	111.20	83.26	54.49	133.56	5.43	619.20	76.88 to 100.00	108,528	90,363
306	2	126.96	126.96	126.07	8.41	100.71	116.28	137.64	N/A	53,500	67,445
309	5	97.46	109.84	95.36	23.28	115.18	84.32	156.75	N/A	42,995	40,999
311	3	59.50	78.04	59.76	54.78	130.59	38.41	136.20	N/A	25,170	15,041
319	3	118.61	115.21	115.54	5.93	99.72	102.96	124.07	N/A	235,666	272,284
321	2	128.06	128.06	128.04	1.01	100.01	126.76	129.35	N/A	24,750	31,691
326	2	69.05	69.05	60.82	38.85	113.54	42.23	95.88	N/A	30,300	18,428
334	1	111.88	111.88	111.88			111.88	111.88	N/A	50,000	55,938
341	1	72.02	72.02	72.02			72.02	72.02	N/A	100,000	72,020
343	3	60.09	58.64	59.46	5.13	98.63	53.29	62.54	N/A	723,933	430,421
344	23	93.98	98.67	95.21	23.12	103.64	55.21	217.43	78.65 to 107.89	169,484	161,360
349	2	75.58	75.58	79.12	37.37	95.54	47.34	103.83	N/A	40,000	31,646
350	7	82.81	99.41	102.85	30.98	96.65	69.96	173.77	69.96 to 173.77	76,000	78,165
351	9	80.74	88.96	84.73	21.24	104.99	62.71	134.21	62.89 to 114.14	155,333	131,613
352	46	90.71	92.15	80.04	24.15	115.14	43.05	263.80	76.65 to 96.29	196,960	157,641
353	26	94.80	98.09	45.85	24.75	213.93	23.76	214.57	84.86 to 113.18	214,569	98,379
384	3	107.28	95.66	107.65	21.64	88.86	55.04	124.67	N/A	22,833	24,580
386	1	108.32	108.32	108.32			108.32	108.32	N/A	150,000	162,483
387	1	97.32	97.32	97.32			97.32	97.32	N/A	100,000	97,323
405	1	70.22	70.22	70.22			70.22	70.22	N/A	200,000	140,445
406	15	87.49	99.91	88.74	40.99	112.59	31.09	310.11	63.53 to 113.22	113,200	100,451
407	6	95.47	97.47	73.55	25.38	132.53	53.82	135.73	53.82 to 135.73	152,500	112,157
412	1	90.64	90.64	90.64			90.64	90.64	N/A	2,900,000	2,628,659
419	1	84.75	84.75	84.75			84.75	84.75	N/A	400,000	339,014
421	1	192.83	192.83	192.83			192.83	192.83	N/A	143,000	275,749
441	2	111.23	111.23	107.09	12.09	103.87	97.78	124.68	N/A	118,500	126,901
442	1	70.65	70.65	70.65			70.65	70.65	N/A	35,000	24,727
447	1	47.09	47.09	47.09			47.09	47.09	N/A	150,000	70,640
453	1	101.48	101.48	101.48			101.48	101.48	N/A	125,000	126,855
455	1	96.56	96.56	96.56			96.56	96.56	N/A	300,000	289,681
459	3	95.88	113.58	127.95	35.79	88.77	70.95	173.91	N/A	108,500	138,830
470	7	62.26	72.20	67.41	44.31	107.12	25.82	122.28	25.82 to 122.28	75,984	51,218
471	7	70.70	63.38	68.51	30.03	92.51	0.00	103.32	0.00 to 103.32	72,642	49,770
494	2	99.63	99.63	99.91	0.37	99.72	99.26	100.00	N/A	199,000	198,821
526	1	78.87	78.87	78.87			78.87	78.87	N/A	57,000	44,954
528	10	76.55	79.90	82.83	37.38	96.46	19.64	145.17	47.91 to 114.90	115,900	95,998
555	1	49.98	49.98	49.98			49.98	49.98	N/A	16,000	7,997

____ALL____

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	32,294,129						
AVG. Adj. Sales Price:	157,281	COD:	33.70	MAX Sales Ratio:	619.20		
AVG. Assessed Value:	125,171	PRD:	121.95	MIN Sales Ratio:	0.00		
258	91.30	97.06	79.58	33.70	121.95	0.00	619.20 85.85 to 95.66 157,281 125,171

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	66	87.77	90.22	65.57	24.85	137.60	23.76	263.80	78.13 to 95.10	228,203	149,628
03	189	92.09	99.74	87.98	36.92	113.36	0.00	619.20	85.85 to 97.32	131,867	116,018
04	3	87.49	78.39	82.67	20.38	94.82	47.09	100.59	N/A	198,041	163,726
ALL	258	91.30	97.06	79.58	33.70	121.95	0.00	619.20	85.85 to 95.66	157,281	125,171

2005 Assessment Actions Report Scotts Bluff County

Residential

For assessment year 2005, the County reviewed all residential property lying in the geographical areas north of Highway 26 and north of “Overland,” west of Avenue I and north of the BNSF tracks. In addition, the County relisted and revalued the Westmoor, Bitner-Warner and Valley View subdivisions/neighborhoods. All residential property was repriced using a June 6, 2004 cost index, and a new depreciation schedule was implemented countywide. New vacant residential land and lot values were also reviewed for 2005.

Commercial

The County gathered all physical data for commercial properties along Highways 26 and 71, but did not revalue these for 2005, pending further review. Percentage adjustments were made to various commercial neighborhoods within Scottsbluff, Gering, Minatare, Mitchell and Morrill. The 27th Street area of Scottsbluff received an overall thirty percent increase to closer match market, and commercial properties around the “Beltline” area received an overall decrease of five percent. Some commercial neighborhoods were grouped together to analyze the commercial market and actions that needed to be taken for 2005.

Agricultural

For assessment year 2005, the County developed a new agricultural market area (Five), and rewrote the Special Value methodology to specify that the County believes all agricultural land is “influenced” by non-agricultural factors. Special Value was determined by consulting Dr. Johnson’s (UNL) study, as well as Board of Educational Lands and Funds data to determine cash rent values. Randy Pierce notes that he used Johnson’s Gross Rent Capitalization rate in the equation. The County then made value changes to each of the agricultural market areas. Also revalued were the home and farm sites for rural parcels.

Other

None.

Total Real Property Value (Sum 17,25,&30)	Records	20,109	Value	1,571,749,194	Total Growth (Sum 17,25,&41)	36,364,519
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Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	1,086	8,899,643	229	3,007,000	261	2,439,508	1,576	14,346,151	
2. Res Improv Land	9,048	92,323,322	1,037	14,844,924	620	6,173,300	10,705	113,341,546	
3. Res Improvmnts	9,720	572,308,553	1,286	87,619,438	853	57,920,077	11,859	717,848,068	
4. Res Total (Records - sum lines 1 & 3; Value - sum lines 1 through 3)							13,435	845,535,765	14,571,580
	Records	Value	Records	Value	Records	Value	Records	Value	
5. Com UnImp Land	452	12,116,748	69	3,211,580	29	1,156,670	550	16,484,998	
6. Com Improv Land	1,564	54,496,264	92	3,409,431	45	1,266,616	1,701	59,172,311	
7. Com Improvmnts	1,593	242,929,977	94	13,642,977	57	8,494,085	1,744	265,067,039	
8. Com Total (Records - sum lines 5 & 7; Value - sum lines 5 through 7)							2,294	340,724,348	17,548,282
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Ind UnImp Land	14	644,865	4	568,504	0	0	18	1,213,369	
10. Ind Improv Land	35	1,200,844	9	1,862,272	0	0	44	3,063,116	
11. Ind Improvmnts	35	7,268,015	10	16,926,092	0	0	45	24,194,107	
12. Ind Total (Records - sum lines 9 & 11; Value - sum lines 9 through 10)							63	28,470,592	13,126
	Records	Value	Records	Value	Records	Value	Records	Value	
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improv Land	0	0	0	0	0	0	0	0	
15. Rec Improvmnts	0	0	0	0	0	0	0	0	
16. Rec Total (Records - sum lines 13 & 15; Value - sum lines 13 through 16)							0	0	0
17. Total Taxable							15,792	1,214,730,705	32,132,988

County 79 - Scotts Bluff

2005 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	34	100,220	3,429,053	0	0	0
19. Commercial	33	1,229,206	17,119,039	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	34	100,220	3,429,053
19. Commercial	1	16,110	16,561	34	1,245,316	17,135,600
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				68	1,345,536	20,564,653

Schedule III: Mineral Interest Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	2	28,679	52	2,124,880
24. Mineral Interest-Non-Producing	0	0	0	0	6	4,060

	Records	Total Value	Growth
23. Mineral Interest-Producing	54	2,153,559	0
24. Mineral Interest-Non-Producing	6	4,060	0
25. Mineral Interest Total	60	2,157,619	0

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	687	269	434	1,390

Schedule V: Agricultural Records

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	8	62,139	260	9,478,301	1,998	80,272,017	2,266	89,812,457
28. Ag-Improved Land	8	152,961	294	14,636,809	1,677	101,552,032	1,979	116,341,802
29. Ag-Improvements	8	781,895	294	29,283,820	1,689	118,640,896	1,991	148,706,611
30. Ag-Total Taxable							4,257	354,860,870

County 79 - Scotts Bluff

2005 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	3	3.000	11,300
32. HomeSite Improv Land	7	7.000	20,900	269	333.000	1,646,000
33. HomeSite Improvements	7		762,918	275		26,831,561

35. FarmSite UnImp Land	0	0.000	0	1	2.350	14,100
36. FarmSite Impr Land	8	15.000	44,500	252	778.850	2,762,713
37. FarmSite Improv	16		18,977	554		2,452,259

39. Road & Ditches		0.000			571.120	
40. Other-Non Ag Use		0.000	0		0.000	0

	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	24	36.360	155,720	27	39.360	167,020	
32. HomeSite Improv Land	1,502	1,830.890	8,700,440	1,778	2,170.890	10,367,340	
33. HomeSite Improvements	1,556		106,804,955	1,838		134,399,434	4,231,531
34. HomeSite Total				1,865	2,210.250	144,933,794	
35. FarmSite UnImp Land	8	39.240	103,313	9	41.590	117,413	
36. FarmSite Impr Land	1,391	3,927.890	11,170,883	1,651	4,721.740	13,978,096	
37. FarmSite Improv	3,688		11,835,941	4,258		14,307,177	0
38. FarmSite Total				4,267	4,763.330	28,402,686	
39. Road & Ditches		5,786.180			6,357.300		
40. Other-Non Ag Use		4.000	220		4.000	220	
41. Total Section VI				6,132	13,334.880	173,336,700	4,231,531

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	15	4,390.370	796,142	15	4,390.370	796,142

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	52.980	30,997	208	19,226.590	9,010,683
44. Recapture Val			55,503			16,490,293
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	1,998	276,470.020	92,201,670	2,208	295,749.590	101,243,350
44. Recapture Val			132,454,340			149,000,136

County 79 - Scotts Bluff

2005 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	350.600	280,480	350.600	280,480
48. 2A	0.000	0	0.000	0	721.250	504,875	721.250	504,875
49. 3A1	0.000	0	21.000	11,235	190.060	101,683	211.060	112,918
50. 3A	0.000	0	0.000	0	375.000	183,752	375.000	183,752
51. 4A1	0.000	0	0.000	0	120.400	48,160	120.400	48,160
52. 4A	0.000	0	0.000	0	103.000	38,110	103.000	38,110
53. Total	0.000	0	21.000	11,235	1,860.310	1,157,060	1,881.310	1,168,295
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	1,219.780	201,265	1,219.780	201,265
57. 2D	0.000	0	0.000	0	5,545.700	776,398	5,545.700	776,398
58. 3D1	0.000	0	0.000	0	2,530.700	329,004	2,530.700	329,004
59. 3D	0.000	0	0.000	0	273.500	34,189	273.500	34,189
60. 4D1	0.000	0	0.000	0	1,689.550	194,299	1,689.550	194,299
61. 4D	0.000	0	0.000	0	772.670	77,267	772.670	77,267
62. Total	0.000	0	0.000	0	12,031.900	1,612,422	12,031.900	1,612,422
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	1,504.150	210,581	1,504.150	210,581
66. 2G	0.000	0	0.000	0	11,490.480	1,436,319	11,490.480	1,436,319
67. 3G1	0.000	0	26.000	2,990	2,457.450	282,608	2,483.450	285,598
68. 3G	0.000	0	44.000	4,840	7,238.550	796,249	7,282.550	801,089
69. 4G1	0.000	0	165.160	17,958	19,901.620	2,092,430	20,066.780	2,110,388
70. 4G	0.000	0	190.290	20,102	52,539.370	5,518,460	52,729.660	5,538,562
71. Total	0.000	0	425.450	45,890	95,131.620	10,336,647	95,557.070	10,382,537
72. Waste	0.000	0	135.000	11,880	4,026.510	240,371	4,161.510	252,251
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		251.190		3,219.110		3,470.300	
75. Total	0.000	0	581.450	69,005	113,050.340	13,346,500	113,631.790	13,415,505

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	278.400	288,326	9,462.710	9,522,219	9,741.110	9,810,545
48. 2A	0.000	0	390.150	388,002	12,941.600	13,012,364	13,331.750	13,400,366
49. 3A1	0.000	0	681.970	443,283	15,683.200	10,194,152	16,365.170	10,637,435
50. 3A	0.000	0	158.500	95,100	8,268.050	4,960,830	8,426.550	5,055,930
51. 4A1	0.000	0	253.900	120,603	7,681.240	3,648,631	7,935.140	3,769,234
52. 4A	0.000	0	104.860	39,322	3,103.630	1,163,884	3,208.490	1,203,206
53. Total	0.000	0	1,867.780	1,374,636	57,140.430	42,502,080	59,008.210	43,876,716
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	1,924.020	394,431	1,924.020	394,431
57. 2D	0.000	0	42.000	8,400	6,693.220	1,338,644	6,735.220	1,347,044
58. 3D1	0.000	0	34.000	5,440	5,695.360	911,257	5,729.360	916,697
59. 3D	0.000	0	0.000	0	489.780	73,472	489.780	73,472
60. 4D1	0.000	0	27.250	3,679	4,509.020	608,724	4,536.270	612,403
61. 4D	0.000	0	5.750	690	1,228.280	147,394	1,234.030	148,084
62. Total	0.000	0	109.000	18,209	20,539.680	3,473,922	20,648.680	3,492,131
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	7.000	1,670	1,402.920	332,565	1,409.920	334,235
66. 2G	0.000	0	164.570	38,096	7,505.190	1,527,563	7,669.760	1,565,659
67. 3G1	0.000	0	110.280	18,767	6,377.470	1,247,471	6,487.750	1,266,238
68. 3G	0.000	0	72.920	11,924	6,962.280	1,299,835	7,035.200	1,311,759
69. 4G1	0.000	0	318.510	47,333	11,511.700	1,727,586	11,830.210	1,774,919
70. 4G	0.000	0	580.380	87,370	20,583.820	2,939,433	21,164.200	3,026,803
71. Total	0.000	0	1,253.660	205,160	54,343.380	9,074,453	55,597.040	9,279,613
72. Waste	0.000	0	161.150	14,850	3,980.110	623,745	4,141.260	638,595
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	3,391.590	1,612,855	136,003.600	55,674,200	139,395.190	57,287,055

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	1,661.870	1,630,536	32,705.970	32,249,425	34,367.840	33,879,961
48. 2A	0.000	0	1,057.510	951,759	19,948.260	17,953,434	21,005.770	18,905,193
49. 3A1	0.000	0	416.160	270,507	9,268.660	6,024,700	9,684.820	6,295,207
50. 3A	0.000	0	746.030	447,618	6,134.040	3,680,424	6,880.070	4,128,042
51. 4A1	0.000	0	689.950	327,727	4,669.850	2,218,202	5,359.800	2,545,929
52. 4A	0.000	0	231.790	86,922	3,417.430	1,281,549	3,649.220	1,368,471
53. Total	0.000	0	4,803.310	3,715,069	76,144.210	63,407,734	80,947.520	67,122,803
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	3.000	615	162.500	33,313	165.500	33,928
57. 2D	0.000	0	33.000	6,600	178.460	35,692	211.460	42,292
58. 3D1	0.000	0	13.250	2,120	369.050	59,048	382.300	61,168
59. 3D	0.000	0	0.000	0	66.740	10,011	66.740	10,011
60. 4D1	0.000	0	6.000	810	424.690	57,335	430.690	58,145
61. 4D	0.000	0	22.000	2,640	172.320	20,678	194.320	23,318
62. Total	0.000	0	77.250	12,785	1,373.760	216,077	1,451.010	228,862
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	68.880	22,876	608.550	229,764	677.430	252,640
66. 2G	0.000	0	54.360	17,366	1,791.130	736,385	1,845.490	753,751
67. 3G1	0.000	0	92.840	30,789	848.740	308,471	941.580	339,260
68. 3G	0.000	0	284.530	124,348	1,679.550	495,679	1,964.080	620,027
69. 4G1	0.000	0	556.800	263,096	2,375.470	648,229	2,932.270	911,325
70. 4G	0.000	0	991.160	423,595	7,412.920	1,812,295	8,404.080	2,235,890
71. Total	0.000	0	2,048.570	882,070	14,716.360	4,230,823	16,764.930	5,112,893
72. Waste	0.000	0	187.930	55,967	2,789.850	707,222	2,977.780	763,189
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,117.060	4,665,891	95,024.180	68,561,856	102,141.240	73,227,747

County 79 - Scotts Bluff

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	8.630	8,630	714.040	697,347	3,158.380	3,095,271	3,881.050	3,801,248
48. 2A	8.500	7,650	2,486.200	2,237,580	5,648.250	5,083,425	8,142.950	7,328,655
49. 3A1	5.100	3,315	13.820	8,983	341.690	222,101	360.610	234,399
50. 3A	0.000	0	848.550	509,130	2,692.070	1,615,242	3,540.620	2,124,372
51. 4A1	0.000	0	1,080.280	513,137	2,803.820	1,331,824	3,884.100	1,844,961
52. 4A	0.000	0	530.390	198,897	1,422.290	533,367	1,952.680	732,264
53. Total	22.230	19,595	5,673.280	4,165,074	16,066.500	11,881,230	21,762.010	16,065,899
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	27.730	5,546	27.730	5,546
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	43.530	6,530	43.530	6,530
60. 4D1	0.000	0	0.000	0	85.000	11,475	85.000	11,475
61. 4D	0.000	0	40.940	4,913	8.000	960	48.940	5,873
62. Total	0.000	0	40.940	4,913	164.260	24,511	205.200	29,424
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	3.590	4,218	19.520	13,196	212.500	68,618	235.610	86,032
66. 2G	10.730	12,608	381.690	183,463	768.980	406,309	1,161.400	602,380
67. 3G1	0.000	0	41.900	20,639	121.630	47,874	163.530	68,513
68. 3G	21.690	25,486	539.840	262,319	1,026.960	354,648	1,588.490	642,453
69. 4G1	0.000	0	1,249.990	400,323	3,086.220	856,696	4,336.210	1,257,019
70. 4G	26.410	31,033	3,275.420	703,288	12,753.450	3,683,576	16,055.280	4,417,897
71. Total	62.420	73,345	5,508.360	1,583,228	17,969.740	5,417,721	23,540.520	7,074,294
72. Waste	0.000	0	200.500	61,474	873.240	152,672	1,073.740	214,146
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	84.650	92,940	11,423.080	5,814,689	35,073.740	17,476,134	46,581.470	23,383,763

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	6.490	6,815	3,443.920	3,550,943	3,121.400	3,144,325	6,571.810	6,702,083
48. 2A	4.000	4,200	1,120.400	1,149,968	1,550.400	1,582,880	2,674.800	2,737,048
49. 3A1	0.000	0	991.450	901,245	677.530	576,498	1,668.980	1,477,743
50. 3A	2.620	2,751	378.230	364,633	286.600	265,435	667.450	632,819
51. 4A1	52.960	31,102	799.010	681,837	73.860	49,471	925.830	762,410
52. 4A	0.000	0	187.340	160,345	249.330	152,973	436.670	313,318
53. Total	66.070	44,868	6,920.350	6,808,971	5,959.120	5,771,582	12,945.540	12,625,421
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	2.000	410	16.610	3,405	18.610	3,815
57. 2D	0.000	0	32.830	6,566	0.000	0	32.830	6,566
58. 3D1	0.000	0	13.000	2,080	9.190	1,470	22.190	3,550
59. 3D	0.000	0	38.000	5,700	0.000	0	38.000	5,700
60. 4D1	0.000	0	3.000	405	0.000	0	3.000	405
61. 4D	0.000	0	11.000	1,320	1.000	120	12.000	1,440
62. Total	0.000	0	99.830	16,481	26.800	4,995	126.630	21,476
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	92.110	92,157	58.920	42,166	151.030	134,323
66. 2G	0.000	0	140.640	72,462	300.660	239,208	441.300	311,670
67. 3G1	0.000	0	27.030	24,707	99.730	39,283	126.760	63,990
68. 3G	0.000	0	138.050	46,208	145.270	60,865	283.320	107,073
69. 4G1	0.000	0	371.160	49,446	64.520	49,947	435.680	99,393
70. 4G	10.910	11,892	509.580	324,798	917.670	338,642	1,438.160	675,332
71. Total	10.910	11,892	1,278.570	609,778	1,586.770	770,111	2,876.250	1,391,781
72. Waste	0.000	0	343.600	83,327	284.420	88,095	628.020	171,422
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	76.980	56,760	8,642.350	7,518,557	7,857.110	6,634,783	16,576.440	14,210,100

County 79 - Scotts Bluff

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Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	88.300	64,463	19,285.720	16,074,985	157,170.570	124,719,686	176,544.590	140,859,134
77.Dry Land	0.000	0	327.020	52,388	34,136.400	5,331,927	34,463.420	5,384,315
78.Grass	73.330	85,237	10,514.610	3,326,126	183,747.870	29,829,755	194,335.810	33,241,118
79.Waste	0.000	0	1,028.180	227,498	11,954.130	1,812,105	12,982.310	2,039,603
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	251.190	0	3,219.110	0	3,470.300	0
82.Total	161.630	149,700	31,155.530	19,680,997	387,008.970	161,693,473	418,326.130	181,524,170

2005 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	350.600	18.64%	280,480	24.01%	800.000
2A	721.250	38.34%	504,875	43.21%	700.000
3A1	211.060	11.22%	112,918	9.67%	535.004
3A	375.000	19.93%	183,752	15.73%	490.005
4A1	120.400	6.40%	48,160	4.12%	400.000
4A	103.000	5.47%	38,110	3.26%	370.000
Irrigated Total	1,881.310	100.00%	1,168,295	100.00%	621.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	1,219.780	10.14%	201,265	12.48%	165.001
2D	5,545.700	46.09%	776,398	48.15%	140.000
3D1	2,530.700	21.03%	329,004	20.40%	130.005
3D	273.500	2.27%	34,189	2.12%	125.005
4D1	1,689.550	14.04%	194,299	12.05%	115.000
4D	772.670	6.42%	77,267	4.79%	100.000
Dry Total	12,031.900	100.00%	1,612,422	100.00%	134.012

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	1,504.150	1.57%	210,581	2.03%	140.000
2G	11,490.480	12.02%	1,436,319	13.83%	125.000
3G1	2,483.450	2.60%	285,598	2.75%	115.000
3G	7,282.550	7.62%	801,089	7.72%	110.001
4G1	20,066.780	21.00%	2,110,388	20.33%	105.168
4G	52,729.660	55.18%	5,538,562	53.34%	105.036
Grass Total	95,557.070	100.00%	10,382,537	100.00%	108.652

Irrigated Total	1,881.310	1.66%	1,168,295	8.71%	621.000
Dry Total	12,031.900	10.59%	1,612,422	12.02%	134.012
Grass Total	95,557.070	84.09%	10,382,537	77.39%	108.652
Waste	4,161.510	3.66%	252,251	1.88%	60.615
Other	0.000	0.00%	0	0.00%	0.000
Exempt	3,470.300	3.05%			
Market Area Total	113,631.790	100.00%	13,415,505	100.00%	118.061

As Related to the County as a Whole

Irrigated Total	1,881.310	1.07%	1,168,295	0.83%	
Dry Total	12,031.900	34.91%	1,612,422	29.95%	
Grass Total	95,557.070	49.17%	10,382,537	31.23%	
Waste	4,161.510	32.06%	252,251	12.37%	
Other	0.000	0.00%	0	0.00%	
Exempt	3,470.300	100.00%			
Market Area Total	113,631.790	27.16%	13,415,505	7.39%	

2005 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	9,741.110	16.51%	9,810,545	22.36%	1,007.128
2A	13,331.750	22.59%	13,400,366	30.54%	1,005.146
3A1	16,365.170	27.73%	10,637,435	24.24%	650.004
3A	8,426.550	14.28%	5,055,930	11.52%	600.000
4A1	7,935.140	13.45%	3,769,234	8.59%	475.005
4A	3,208.490	5.44%	1,203,206	2.74%	375.006
Irrigated Total	59,008.210	100.00%	43,876,716	100.00%	743.569

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	1,924.020	9.32%	394,431	11.29%	205.003
2D	6,735.220	32.62%	1,347,044	38.57%	200.000
3D1	5,729.360	27.75%	916,697	26.25%	159.999
3D	489.780	2.37%	73,472	2.10%	150.010
4D1	4,536.270	21.97%	612,403	17.54%	135.001
4D	1,234.030	5.98%	148,084	4.24%	120.000
Dry Total	20,648.680	100.00%	3,492,131	100.00%	169.121

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	1,409.920	2.54%	334,235	3.60%	237.059
2G	7,669.760	13.80%	1,565,659	16.87%	204.134
3G1	6,487.750	11.67%	1,266,238	13.65%	195.173
3G	7,035.200	12.65%	1,311,759	14.14%	186.456
4G1	11,830.210	21.28%	1,774,919	19.13%	150.032
4G	21,164.200	38.07%	3,026,803	32.62%	143.015
Grass Total	55,597.040	100.00%	9,279,613	100.00%	166.908

Irrigated Total	59,008.210	42.33%	43,876,716	76.59%	743.569
Dry Total	20,648.680	14.81%	3,492,131	6.10%	169.121
Grass Total	55,597.040	39.88%	9,279,613	16.20%	166.908
Waste	4,141.260	2.97%	638,595	1.11%	154.203
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	139,395.190	100.00%	57,287,055	100.00%	410.968

As Related to the County as a Whole

Irrigated Total	59,008.210	33.42%	43,876,716	31.15%	
Dry Total	20,648.680	59.91%	3,492,131	64.86%	
Grass Total	55,597.040	28.61%	9,279,613	27.92%	
Waste	4,141.260	31.90%	638,595	31.31%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	139,395.190	33.32%	57,287,055	31.56%	

2005 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	34,367.840	42.46%	33,879,961	50.47%	985.804
2A	21,005.770	25.95%	18,905,193	28.17%	900.000
3A1	9,684.820	11.96%	6,295,207	9.38%	650.007
3A	6,880.070	8.50%	4,128,042	6.15%	600.000
4A1	5,359.800	6.62%	2,545,929	3.79%	475.004
4A	3,649.220	4.51%	1,368,471	2.04%	375.003
Irrigated Total	80,947.520	100.00%	67,122,803	100.00%	829.213

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	165.500	11.41%	33,928	14.82%	205.003
2D	211.460	14.57%	42,292	18.48%	200.000
3D1	382.300	26.35%	61,168	26.73%	160.000
3D	66.740	4.60%	10,011	4.37%	150.000
4D1	430.690	29.68%	58,145	25.41%	135.004
4D	194.320	13.39%	23,318	10.19%	119.997
Dry Total	1,451.010	100.00%	228,862	100.00%	157.726

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	677.430	4.04%	252,640	4.94%	372.938
2G	1,845.490	11.01%	753,751	14.74%	408.428
3G1	941.580	5.62%	339,260	6.64%	360.309
3G	1,964.080	11.72%	620,027	12.13%	315.683
4G1	2,932.270	17.49%	911,325	17.82%	310.791
4G	8,404.080	50.13%	2,235,890	43.73%	266.048
Grass Total	16,764.930	100.00%	5,112,893	100.00%	304.975

Irrigated Total	80,947.520	79.25%	67,122,803	91.66%	829.213
Dry Total	1,451.010	1.42%	228,862	0.31%	157.726
Grass Total	16,764.930	16.41%	5,112,893	6.98%	304.975
Waste	2,977.780	2.92%	763,189	1.04%	256.294
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	102,141.240	100.00%	73,227,747	100.00%	716.926

As Related to the County as a Whole

Irrigated Total	80,947.520	45.85%	67,122,803	47.65%	
Dry Total	1,451.010	4.21%	228,862	4.25%	
Grass Total	16,764.930	8.63%	5,112,893	15.38%	
Waste	2,977.780	22.94%	763,189	37.42%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	102,141.240	24.42%	73,227,747	40.34%	

2005 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	3,881.050	17.83%	3,801,248	23.66%	979.438
2A	8,142.950	37.42%	7,328,655	45.62%	900.000
3A1	360.610	1.66%	234,399	1.46%	650.006
3A	3,540.620	16.27%	2,124,372	13.22%	600.000
4A1	3,884.100	17.85%	1,844,961	11.48%	475.003
4A	1,952.680	8.97%	732,264	4.56%	375.004
Irrigated Total	21,762.010	100.00%	16,065,899	100.00%	738.254

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	27.730	13.51%	5,546	18.85%	200.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	43.530	21.21%	6,530	22.19%	150.011
4D1	85.000	41.42%	11,475	39.00%	135.000
4D	48.940	23.85%	5,873	19.96%	120.004
Dry Total	205.200	100.00%	29,424	100.00%	143.391

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	235.610	1.00%	86,032	1.22%	365.145
2G	1,161.400	4.93%	602,380	8.52%	518.667
3G1	163.530	0.69%	68,513	0.97%	418.962
3G	1,588.490	6.75%	642,453	9.08%	404.442
4G1	4,336.210	18.42%	1,257,019	17.77%	289.888
4G	16,055.280	68.20%	4,417,897	62.45%	275.167
Grass Total	23,540.520	100.00%	7,074,294	100.00%	300.515

Irrigated Total	21,762.010	46.72%	16,065,899	68.71%	738.254
Dry Total	205.200	0.44%	29,424	0.13%	143.391
Grass Total	23,540.520	50.54%	7,074,294	30.25%	300.515
Waste	1,073.740	2.31%	214,146	0.92%	199.439
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	46,581.470	100.00%	23,383,763	100.00%	501.997

As Related to the County as a Whole

Irrigated Total	21,762.010	12.33%	16,065,899	11.41%	
Dry Total	205.200	0.60%	29,424	0.55%	
Grass Total	23,540.520	12.11%	7,074,294	21.28%	
Waste	1,073.740	8.27%	214,146	10.50%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	46,581.470	11.14%	23,383,763	12.88%	

2005 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 5

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	6,571.810	50.77%	6,702,083	53.08%	1,019.823
2A	2,674.800	20.66%	2,737,048	21.68%	1,023.272
3A1	1,668.980	12.89%	1,477,743	11.70%	885.416
3A	667.450	5.16%	632,819	5.01%	948.114
4A1	925.830	7.15%	762,410	6.04%	823.488
4A	436.670	3.37%	313,318	2.48%	717.516
Irrigated Total	12,945.540	100.00%	12,625,421	100.00%	975.271

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	18.610	14.70%	3,815	17.76%	204.997
2D	32.830	25.93%	6,566	30.57%	200.000
3D1	22.190	17.52%	3,550	16.53%	159.981
3D	38.000	30.01%	5,700	26.54%	150.000
4D1	3.000	2.37%	405	1.89%	135.000
4D	12.000	9.48%	1,440	6.71%	120.000
Dry Total	126.630	100.00%	21,476	100.00%	169.596

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	151.030	5.25%	134,323	9.65%	889.379
2G	441.300	15.34%	311,670	22.39%	706.254
3G1	126.760	4.41%	63,990	4.60%	504.812
3G	283.320	9.85%	107,073	7.69%	377.922
4G1	435.680	15.15%	99,393	7.14%	228.133
4G	1,438.160	50.00%	675,332	48.52%	469.580
Grass Total	2,876.250	100.00%	1,391,781	100.00%	483.887

Irrigated Total	12,945.540	78.10%	12,625,421	88.85%	975.271
Dry Total	126.630	0.76%	21,476	0.15%	169.596
Grass Total	2,876.250	17.35%	1,391,781	9.79%	483.887
Waste	628.020	3.79%	171,422	1.21%	272.956
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	16,576.440	100.00%	14,210,100	100.00%	857.246

As Related to the County as a Whole

Irrigated Total	12,945.540	7.33%	12,625,421	8.96%	
Dry Total	126.630	0.37%	21,476	0.40%	
Grass Total	2,876.250	1.48%	1,391,781	4.19%	
Waste	628.020	4.84%	171,422	8.40%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	16,576.440	3.96%	14,210,100	7.83%	

2005 Agricultural Land Detail

County 79 - Scotts Bluff

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	88.300	64,463	19,285.720	16,074,985	157,170.570	124,719,686
Dry	0.000	0	327.020	52,388	34,136.400	5,331,927
Grass	73.330	85,237	10,514.610	3,326,126	183,747.870	29,829,755
Waste	0.000	0	1,028.180	227,498	11,954.130	1,812,105
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	251.190	0	3,219.110	0
Total	161.630	149,700	31,155.530	19,680,997	387,008.970	161,693,473

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	176,544.590	140,859,134	176,544.590	42.20%	140,859,134	77.60%	797.867
Dry	34,463.420	5,384,315	34,463.420	8.24%	5,384,315	2.97%	156.232
Grass	194,335.810	33,241,118	194,335.810	46.46%	33,241,118	18.31%	171.049
Waste	12,982.310	2,039,603	12,982.310	3.10%	2,039,603	1.12%	157.106
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	3,470.300	0	3,470.300	0.83%	0	0.00%	0.000
Total	418,326.130	181,524,170	418,326.130	100.00%	181,524,170	100.00%	433.929

* Department of Property Assessment & Taxation Calculates

2005 County Abstract of Assessment for Real Property, Survey

79 Scotts Bluff

Staffing and Funding Information

Deputy(ies) on staff	0	Adopted Budget	339226
Appraiser(s) on staf	5	Requested Budget	339109
Other full-time employees	4	Appraisal	0
Other part-time employees	0	Education/Workshop	45000
Shared employees	0	County Reappraisal Budget	0
		Other	334726

Residential Appraisal Information

	Residential Urban	Residential Suburban	Residential Rural	Residential Ag
Data Collection by Whom	Staff	Staff	Staff	Staff
Valuation by Whom	Staff	Staff	Staff	Staff
Reappraisal Date	2004	2004	2004	2004
Pickup Work by Whom	Staff	Staff	Staff	Staff
Marshall Date	2004	2004	2004	2004
Depreciation Date	2005	2005	2005	2005
Market Date	2005	2005	2005	2005
# of Market Areas	62	13	6	5

Commercial, Industrial and Agricultural Appraisal Information

	Commercial	Industrial	Agricultural
Data Collection by Whom	Staff	Staff	Staff
Valuation by Whom	Staff	Staff	Staff
Reappraisal Date	2004	2004	2004
Pickup Work by Whom	Staff	Staff	Staff
Marshall Date	2004	2004	2004
Depreciation Date	2005	2005	2005
Market Date			
Income Date			
# of Market Area	40	1	5
Record Maintenance			Staff
Soil Survey Date			1968
Land Use Date			2005
Who Completed Land Use			Staff
Last Inspected			

2005 County Abstract of Assessment for Real Property, Survey

79 Scotts Bluff

Computer and Automation Information

CAMA software used (if applicable)	TerraScan
Administration software used (if applicable)	TerraScan
GIS software used (if applicable)	ArcView
Personal Property software	TerraScan

Annual Maintenance Information

	# of Permits	# of Information Statements	Other
Residential	362	0	0
Commercial	169	0	0
Industrial	0	0	0
Agricultural	1	0	0

Mapping Information

Cadastral Date	1989
Cadastral Book Maintenance	Other
CityZone	
Zoning Date	1974

Cities with Zoning:	GERING	MINATARE
	HENRY	MITCHELL
	LYMAN	MORRILL
	MC GREW	SCOTTSBLUFF
	MELBETA	TERRYTOWN

2005 County Abstract of Assessment for Real Property, Survey

79 Scotts Bluff

Contracted Services: Administrative Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Appraisal Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

PRITCHARDABBOTT	1600	7/1/2006
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APPRAISES OUR SOIL EVERY YEAR

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

Name of Contractor/Vendor	Cost	Expiration Date of Contract
---------------------------	------	-----------------------------

2005 County Abstract of Assessment for Real Property, Survey

79 Scotts Bluff

Assessor Comments

We receive phone calls from taxpayers that inform us of remodelong ,etc, going on. We do not keep tract of how many and who called. When anyone in the office is out driving and sees something new, the report it to me.

Eunice



Office of the
COUNTY ASSESSOR

County of Scotts Bluff
Gering, Nebraska 69341

August, 23, 2004

RECEIVED

AUG 27 2004

Property Tax Administrator
Attn: Cathy Lang
1033 O St, Ste. 600
Lincoln, Ne. 68509-3686

NEBRASKA DEPARTMENT OF
PROPERTY ASSESSMENT & TAXATION

Scotts Bluff County Board of Commissioners
1825 10th St.
Gering, Ne. 69341

FIVE YEAR PLAN FOR 2004

In 2004 we had 20,451 parcels:

Residential	14,417		
Commercial	2,123		
Industrial	63		
Exempt	1,371		
Agricultural	3,431	U-2,018	I-1,413
Mineral Interest	6		
Mineral & Sand & Gravel	40		
Number of Greenbelt filed	2,172 @	\$101,791,703 spec value	
		\$136,238,796 recapture value	

I have 1 deputy, 4 data collectors, 1 certified residential appraiser and 4 clerks. We use Terra Scan computer program with Marshall Swift Pricing. Scotts Bluff County is on the GIS System. The County Surveyor keeps the name changes, plats and splits current on the GIS System. The Assessor's Office supplies these changes to the County Surveyor.

I have 3 clerks who help customers and answer the phone. One clerk is a Personal Property Manager, One is the Mobile Home Manager. The third clerk checks all the 521's, gets the permissive exemptions ready to mail and any homestead exemptions that need to be mailed. All three clerks take personal property, homestead exemptions and permissive exemptions.

One of my clerks enters appraisal information, puts building pictures on the card and on the computer. She enters all building permits, sets up all appointments for the Data Collectors. She also helps with creating excel spread sheets for the sales study. She also helps the County Surveyor keep GIS current.

My Appraiser reviews all sales statistically. He creates residential, commercial, industrial and costing on tables. Such information comes from our sales study. He also sets the ag values—market and special value from the sales study. He determines the neighborhoods for the four classes of property.

We had 1,776 sales for 2004 taxing year with 1,460 qualified. This is 82.21% used.

	Medium	COD	PRD
Residential	95%	16.71	104.21
Commercial	96%	32.06	120.06
Rural	77%	19.09	100.85
Special Value	77%		
Recapture	73%		

My Deputy does all the 521's work on the card and on the computer. She verifies the outliers, and does the necessary study work for the PAT.

I do all the plats and splits with help from the County Surveyor (when needed).

When we receive the sales rosters, my deputy, appraiser and I do them. During the month of June we talk to all people wanting to protest. My County Board wants this office this office to recheck every property and correct any error that we may find. These corrections go out on County Board Notices. We work with the County Board of Equalization during the protest hearings.

My data collectors (with the exception of the one I hired in April) have taken IAAO classes on different aspects of appraisal. They are responsible to pick up all building permits, and the areas we are reappraising. They go out upon request of tax payer to review their property. They measure the outside, check the inside (if allowed) and take pictures. Then they sketch the perimeter of the house, give it quality, condition, exterior finish, roofing type, heating and cooling, plumbing, basement, basement finish, garage and misc. table items, age of house, actual age, effective age. The depreciation is from the Marshall Swift Table. My appraiser checks to see if any economic depreciation needs to be applied as per sales study.

There are 2 abstracts of value, school district value, certification of value, CTL sent to the PAT each year. I do all these reports, but am training my Deputy how to do them.

In Jan. we send out copies of the current year personal property schedules to the taxpayers (this is done as a courtesy). Notices of Valuation Changes are mailed out by May 30th each year. The levies are combined in this office by myself, so taxes can be assessed. We receive homestead exemption listings from the Dept. of Revenue each October and need to get this information in the computer. There are various notices that need to be published in the paper.

In 2003 for 2004 we did the following:

Scottsbluff

- 15 neighborhoods appraised
- 1 neighborhood no change
- 4 neighborhoods % change as per sales study

Gering

- 7 neighborhoods checked and rolled appraisal
- 7 neighborhoods no change

Mitchell

- 2 neighborhoods checked and rolled appraisal
- 2 neighborhoods no change

Morrill

- 2 neighborhoods checked and rolled appraisal
- 1 neighborhood no change

Henry

- 1 neighborhood checked and rolled appraisal

Lyman

- No change

Mc Grew

- No Change

Haig

- No Change

Melbeta

- Neighborhood checked and rolled appraisal

4501

- No Change

4502 thru 4506

- Neighborhoods checked and rolled appraisal

Rural Subdivisions

- 3 Neighborhoods No Change
- 9 Neighborhoods checked and rolled appraisal

Mobile Homes

- Redone the MH and adjusted the % of depr. as per sales study.

Rural Lands

- Set recapture and special value for land classes as per sales study (TERC made Adjustments to our special value)

There were 20,865 value notices mailed—29% went down, 44% went up & 27% stayed the same.

Our depreciation tables are listed on our Terra Scan Program. We have set questions that we ask on our 521 sales. The 6 digit school code is in the computer. It appears on our property record card stored in the computer.

We are requesting for the 2004 sales study to combine Minatare, Mc Grew, Melbeta, Henry, Haig & Lyman to a Small Town Listing. There are a small amount of sales in these towns, it makes it difficult to get a good sales ratio.

In 2004 for 2005 we will finish Scottsbluff and start on the commercials. The commercials we will start on is on Ave I, N Beltline, Ave B and the East Portal area. We will do more if time allows. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if a % change is necessary.

In 2005 for 2006 we complete all commercials, light industrials, feed lots and golf courses. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if a % change is necessary. We are creating a fifth rural neighborhood.

In 2006 for 2007 we will do all the towns residential except for Scottsbluff and will do all the towns residential except for Scottsbluff and Gering. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if a % change is necessary.

In 2007 for 2008 we will start rural improvements and check for pivots and land use. We will not get this all done but will finish in 2008. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if a % change is necessary.


In 2008 for 2009 we will complete the rural improvements and do the 4500's and all rural subdivisions. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if a % change is necessary.

Scotts Bluff County 2004 valuation is \$ 1,655,913,155. There were 267 individual protests heard by the County Board of Equalization.

My 2004-2005 budget is not set at this time.

We have a procedure manual but hope to do some extensive changes in the coming months.

I feel with this plan Scotts Bluff County should be in good shape with our valuation and statistical numbers.



Eunice E Schoeneman
Scotts Bluff County Assessor

State of Nebraska
Department of Property Assessment and Taxation

**2004 Progress Report for
Scotts Bluff County**

Introduction

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

Plan of Assessment

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

Purpose of the Department's 2004 Progress Report

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

Standards

I. Sales Review Standards

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))

Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.

Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.

Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.

Findings of Sales Review Standards

Standard One (1) – Even though Scotts Bluff County has a very large sales base to draw from for valuation purposes (for all three property classes), the assessor and her staff still attempt to use every sale—unless by verification or statement of the parties involved—it is found to be non-arm's-length.

Standard Two (2) – The County's Deputy Assessor reviews all outliers that have an assessment to sale price ratio of less than 60% and more than 120%. At present this has been accomplished by telephone conversation with one of the principal parties to the sale. The Deputy notes that it is difficult to find taxpayers available during working hours, and is planning to implement a mailed questionnaire that she is developing.

Standard Three (3) – The County has used a set of standard questions for the telephone interviews. This form will be revised, expanded and mailed to at least one of the parties involved with the sale. At present, the completed questionnaires are kept in books containing the County's copies of the Real Estate Transfer Statements.

Standard Four (4) – The Assessor and her staff are more diligent in examining those sales with personal property, but the Terra-Scan program used to print the supplemental sheet for the 521 still makes a deduction for personal property when this is already shown on the front of the Transfer Statement. This needs to be addressed with the vendor.

Conclusion

Overall, Scotts Bluff County is in substantial compliance with all four sales review standards. Last year, there was not a standard document for the verification of sales; this has been developed and used for the telephone interviews. The Deputy is presently expanding this to be used as a mailed questionnaire. The Terra-Scan deduction for personal property needs to be addressed.

II. Property Record Keeping Standards

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of

ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).

Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.

Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.

Findings of Property Record Keeping Standards

Standard One (1) – Scotts Bluff County is in full compliance with the requirements of Standard One.

Standard Two (2) – The County’s record file again contains a replacement cost sheet, that indicates depreciation (yet, there is no date of depreciation on the sheet—hardcopy or electronic). There is now a cost-index date (and at present it is June, 2002). All of this is part of the Terra-Scan program.

Standard Three (3) – Scotts Bluff County almost exclusively uses the cost approach, minus physical, functional and sometimes economic depreciation (only a limited number of commercial properties have ever been priced by the income approach). There is still no correlation statement to explain value, but the Assessor notes that this correlation is discussed with the taxpayer, if asked.

Conclusion

The County is in substantial compliance with Standard One—again with the exception of the Department’s six-digit school code. There is now a printed cost index date found on the cost sheet, but there is yet no date of depreciation found within the record. Scotts Bluff County does make a final estimation of value, and this is done almost exclusively by the cost approach. However, there is no correlation section nor reconciliation of value found within either the hardcopy or the electronic record.

III. Five Year Plan of Assessment Standards

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county’s present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

Steps in a Revaluation

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
 - Staff
 - Data processing support
 - Existing system and procedures
 - Budget
4. Planning and organization
 - Objectives
 - Work plans and assignment of responsibilities
5. System acquisition or development
 - Forms, manuals, and valuation schedules
 - Software
6. Pilot Study
7. Data collection
 - Property characteristics data
 - Sales, income/expense, and cost data
8. Valuation
 - Initial Values
 - Testing, refinement, and final values
9. Value Defense
 - Informal hearing
 - Appeal boards
10. Final ratio study

For the five-year plan of assessment there are six standards:

Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.

Standard Two (2): The plan should address level of value and quality of assessment.

Standard Three (3): Budgeting, staffing, and training issues should be discussed.

Standard Four (4): There should be a time line for accomplishing goals.

Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.

Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.

Findings of Five Year Plan of Assessment

Standard One (1) – In reviewing last year’s plan, it is noted that there is a year-by-year description of assessment goals.

Standard Two (2) – Level of value and quality of assessment are stated historically for the last assessment year, via the numbers found on the statistical profile. The updated plan should eliminate this historical statement of data and address how the compliance with level of value and quality of assessment are going to be achieved for the various classes and/or subclasses.

Standard Three (3) – Staffing is stated in terms of current number of employees and the general tasks performed by each. Budgeting and training issues should be developed and stated in the update.

Standard Four (4) – As mentioned previously in the notes for Standard One compliance, this is done in a general year-by-year fashion. A completion timeline for specific accomplishments of the assessment process would be suggested.

Standard Five (5) – There is an abundance of historical information that does not need to be part of the Five-Year Plan of Assessment—since much of this is a repeat of material that can be found in the assessor survey and abstract of assessment.

Standard Six (6) – On pages sixty-five and sixty-six of last year’s Five-Year Plan of Assessment update (as contained in the Reports and Opinion document), there is general information regarding physical inspections: “...data collectors measure each structure, take pictures and go inside (if allowed) to verify our records. This occurs on reappraisal and new construction...and if a property owner requests a review...” The County needs to be more specific regarding anticipated number of parcels that will be reviewed, and the language for “reappraisal, update, etc.” needs to be clearly defined. Scotts Bluff County currently identifies reappraisal by neighborhood and by subclass (towns, feedlots, etc.).

Conclusion

A review of Scotts Bluff County's 9.15.03 Five-Year Plan update, it is noted that the County does state a year-by-year set of goals, and is in substantial compliance with Standard One. For Standards Two through Five, the County should eliminate statements of historical accomplishment and statistical standing, and concentrate on specific items to address both level of value and quality of assessment for the property classes and subclasses. To better address Standard Six, the County should be more specific regarding items considered during on-site and interior inspections of property: for example, how are quality, condition and effective age determined—and by whom? What qualifications/training do the individuals performing the listing/inspections have?, etc.

Informational Data

I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)

The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.

Conclusion

As stated in the above notes to Standard Six, the County needs to specifically state the processes used to collect and maintain physical data of all parcels of real property, based on characteristics determined by the Assessor and her appraisal staff that “most affect the market.” The County Appraiser noted that these include “condition, quality and any physical updating,” but this needs to be discussed in the Plan of Assessment. At present, only the general statements of determining physical measurements and conducting interior inspections “(if allowed)” are made in the Plan.

II. Assessment Procedures Manual

Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.

If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.

Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.

Conclusion

The County does have an Assessment Procedures Manual, but this has not been updated for a significant number of years. Further, it does not provide sufficient detail to “permit a reader...to easily understand the assessment processes in place in the county.” It is suggested that these items be implemented.

2005 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Scotts Bluff County

Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

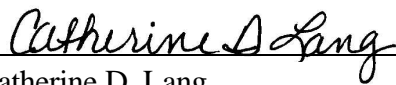
For assessment year 2005 only, the Department is unable to provide a measurement of the level of value and quality of assessment for special value land within Scotts Bluff County.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Scotts Bluff County is 77% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.




Catherine D. Lang
Property Tax Administrator

SPECIAL VALUE SECTION

CORRELATION for

Scotts Bluff County

I. Agricultural Land Value Correlation

The assessor submitted the document entitled, “Scotts Bluff County Market Areas and Valuation Process for Agriculture Land—2005 Assessed Values.” Within this document, it is stated that all land within Scotts Bluff County is now considered by the assessor to be “influenced” by non-agricultural uses: “The entire county is affected by the influx of nontraditional buyers into the market place. This influx is seen for the most part in the grass class but also to some extent in the irrigated class.” The document further notes that the least affected areas would be the northeastern and southwestern corners of the county, but these would not be used to measure uninfluenced land, since “the[se] areas would not command as high price as the balance of the county even in a market consisting of mostly traditional agricultural land buyers.”

As noted in the special valuation purpose narrative, for counties that have special valuation throughout the county, the Department “has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county.” However, until this year, the counties measured by the income method have been located in the eastern part of the state. The Department has not had adequate time to develop the income-based measurement for Scotts Bluff County, but will develop this for the future. Therefore, the Department is unable for 2005 only, to provide a level of value for agricultural land within Scotts Bluff County.

SPECIAL VALUE SECTION CORRELATION for Scotts Bluff County

II. Special Value Correlation

The assessor submitted the document entitled, “Scotts Bluff County Market Areas and Valuation Process for Agriculture Land—2005 Assessed Values.” Within this document, it is stated that all land within Scotts Bluff County is now considered by the assessor to be “influenced” by non-agricultural uses: “The entire county is affected by the influx of nontraditional buyers into the market place. This influx is seen for the most part in the grass class but also to some extent in the irrigated class.” The document further notes that the least affected areas would be the northeastern and southwestern corners of the county, but these would not be used to measure uninfluenced land, since “the[se] areas would not command as high price as the balance of the county even in a market consisting of mostly traditional agricultural land buyers.”

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SPECIAL VALUE SECTION CORRELATION for Scotts Bluff County

III. Recapture Value Correlation

There were 151 qualified agricultural unimproved sales occurring during the three-year period of the sales study. Since the county claims that all of the land within the county is “influenced,” the measurement of recapture will be based on all 151 sales, since the agricultural sales that have not applied for special value must be at 80% of actual value. Examination of the statistical profile reveals an overall median of 77% (rounded), a weighted mean of 78 and a mean of 81 (both figures are also rounded). Both the median and the weighted mean are within acceptable range, and the arithmetic mean lies only one point above the upper limit. Both qualitative statistics are outside of compliance, with a coefficient of dispersion of 36.66 and a PRD of 104.47. These statistics are not due to the influence of several extreme outlying sales. Therefore, it is believed that the county has met the required level of value but has not met the standards for uniform and proportionate assessment for recapture value.

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	151	MEDIAN:	77	COV:	59.48	95% Median C.I.:	71.32 to 81.87	(! : Derived)
(AgLand) TOTAL Sales Price:	13,688,160	WGT. MEAN:	78	STD:	48.18	95% Wgt. Mean C.I.:	71.67 to 83.39	
(AgLand) TOTAL Adj.Sales Price:	13,653,660	MEAN:	81	AVG.ABS.DEV:	28.14	95% Mean C.I.:	73.31 to 88.68	
(AgLand) TOTAL Assessed Value:	10,586,016							
AVG. Adj. Sales Price:	90,421	COD:	36.66	MAX Sales Ratio:	492.33			
AVG. Assessed Value:	70,106	PRD:	104.47	MIN Sales Ratio:	3.11			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
<u>Qrtrs</u>												
07/01/01 TO 09/30/01	11	65.58	66.22	66.34	30.27	99.82	35.22	118.04	36.36 to 90.69		45,958	30,486
10/01/01 TO 12/31/01	8	71.20	74.68	77.82	13.96	95.97	55.25	106.33	55.25 to 106.33		85,093	66,216
01/01/02 TO 03/31/02	13	99.26	95.33	87.32	27.10	109.17	35.82	142.75	68.75 to 121.65		99,534	86,917
04/01/02 TO 06/30/02	19	85.30	86.10	85.31	25.76	100.92	48.62	161.60	64.62 to 105.49		103,014	87,885
07/01/02 TO 09/30/02	6	84.16	152.31	95.20	101.39	159.98	57.17	492.33	57.17 to 492.33		115,333	109,798
10/01/02 TO 12/31/02	8	72.09	68.61	58.78	42.00	116.72	11.13	125.53	11.13 to 125.53		80,100	47,086
01/01/03 TO 03/31/03	14	80.99	75.49	60.28	19.24	125.24	11.61	103.87	61.36 to 93.40		123,857	74,660
04/01/03 TO 06/30/03	10	70.44	75.07	78.49	31.52	95.64	39.46	142.75	41.14 to 110.16		117,950	92,579
07/01/03 TO 09/30/03	8	77.84	81.91	78.19	28.24	104.76	43.34	163.07	43.34 to 163.07		57,845	45,227
10/01/03 TO 12/31/03	13	77.29	81.27	82.28	50.05	98.78	9.16	188.24	26.69 to 118.70		45,009	37,033
01/01/04 TO 03/31/04	19	76.76	82.10	76.84	37.52	106.85	10.72	160.13	61.16 to 116.65		100,318	77,084
04/01/04 TO 06/30/04	22	67.95	67.62	79.71	39.54	84.83	3.11	150.03	48.72 to 82.06		91,632	73,036
<u>Study Years</u>												
07/01/01 TO 06/30/02	51	81.07	82.37	82.59	28.95	99.74	35.22	161.60	68.75 to 88.93		87,010	71,859
07/01/02 TO 06/30/03	38	77.37	86.06	70.80	41.29	121.55	11.13	492.33	64.76 to 83.72		111,744	79,118
07/01/03 TO 06/30/04	62	75.84	76.76	78.77	38.93	97.45	3.11	188.24	65.07 to 79.89		80,158	63,139
<u>Calendar Yrs</u>												
01/01/02 TO 12/31/02	46	85.44	94.30	83.67	39.52	112.71	11.13	492.33	74.16 to 102.44		99,652	83,374
01/01/03 TO 12/31/03	45	76.21	78.21	71.04	33.07	110.09	9.16	188.24	69.12 to 82.51		88,030	62,539
<u>ALL</u>												
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87		90,421	70,106

PA&T 2005 R&O Statistics

Base Stat

PAGE:2 of 5

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AVG. Assessed Value:	70,106	PRD:	104.47	MIN Sales Ratio:	3.11			

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GEO CODE / TOWNSHIP #											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1653	1	163.07	163.07	163.07			163.07	163.07	N/A		1,400	2,283
1655	4	68.12	71.48	78.18	9.40	91.43	62.25	87.42	N/A		94,300	73,724
1657	11	55.20	75.04	88.42	79.47	84.86	10.72	188.24	26.69 to 182.86		37,536	33,191
1659	11	54.15	47.53	67.78	53.47	70.12	3.11	110.04	3.11 to 74.38		57,965	39,287
1661	8	78.81	120.10	84.71	89.49	141.77	27.08	492.33	27.08 to 492.33		88,483	74,957
1663	14	87.44	93.46	94.44	38.14	98.97	32.80	160.13	52.37 to 137.67		64,746	61,145
1665	2	79.73	79.73	88.07	13.77	90.53	68.75	90.71	N/A		207,900	183,100
1667	6	89.44	99.82	97.66	28.60	102.21	50.00	142.75	50.00 to 142.75		80,833	78,943
1669	9	99.26	103.57	110.99	33.05	93.32	48.62	161.60	69.12 to 150.03		82,360	91,411
1671	8	68.60	75.37	74.70	18.83	100.89	51.01	131.27	51.01 to 131.27		112,187	83,809
1673	3	47.31	40.54	31.35	36.00	129.30	11.61	62.69	N/A		197,500	61,915
1675	15	81.38	79.60	78.15	21.59	101.85	41.14	118.70	58.34 to 93.40		59,167	46,239
1677	14	79.36	86.72	75.38	23.63	115.04	52.88	122.00	65.55 to 120.53		84,350	63,584
1679	2	108.90	108.90	108.09	2.22	100.75	106.48	111.32	N/A		139,750	151,055
1937	3	61.16	75.23	69.39	25.31	108.42	59.06	105.49	N/A		198,250	137,566
1939	7	70.81	76.33	66.38	28.39	114.98	50.53	116.65	50.53 to 116.65		113,142	75,107
1941	11	82.70	76.57	78.03	22.13	98.14	35.82	110.16	42.47 to 101.78		130,513	101,835
1943	14	65.17	60.99	58.00	26.41	105.16	11.13	98.98	39.13 to 76.84		87,141	50,541
1945	1	86.65	86.65	86.65			86.65	86.65	N/A		220,000	190,631
1947	1	82.86	82.86	82.86			82.86	82.86	N/A		65,000	53,857
1949	3	78.21	85.85	86.03	12.10	99.79	75.47	103.87	N/A		99,194	85,342
1961	3	72.22	79.91	72.13	17.25	110.79	65.07	102.44	N/A		168,433	121,491
ALL												
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87		90,421	70,106

AREA (MARKET)

											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	3	87.42	109.99	85.31	31.88	128.93	79.47	163.07	N/A		101,966	86,986
2	67	72.26	79.77	82.85	37.30	96.29	9.16	188.24	65.55 to 82.86		68,084	56,406
3	47	77.29	80.95	77.13	27.58	104.96	27.08	142.75	70.81 to 82.70		112,184	86,530
4	25	79.01	94.02	81.68	45.95	115.11	32.80	492.33	57.17 to 88.93		102,628	83,824
5	9	24.65	44.51	40.45	143.31	110.04	3.11	110.16	3.11 to 93.40		105,302	42,590
ALL												
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87		90,421	70,106

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Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	151	MEDIAN:	77	COV:	59.48	95% Median C.I.:	71.32 to 81.87	(! : Derived)
(AgLand) TOTAL Sales Price:	13,688,160	WGT. MEAN:	78	STD:	48.18	95% Wgt. Mean C.I.:	71.67 to 83.39	
(AgLand) TOTAL Adj.Sales Price:	13,653,660	MEAN:	81	AVG.ABS.DEV:	28.14	95% Mean C.I.:	73.31 to 88.68	
(AgLand) TOTAL Assessed Value:	10,586,016							
AVG. Adj. Sales Price:	90,421	COD:	36.66	MAX Sales Ratio:	492.33			
AVG. Assessed Value:	70,106	PRD:	104.47	MIN Sales Ratio:	3.11			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106
____ALL____											
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	11	82.06	87.85	75.95	29.44	115.68	55.25	147.04	55.59 to 116.65	122,163	92,777
79-0002											
79-0005	15	76.85	86.80	79.24	24.87	109.54	59.06	121.33	66.90 to 111.32	118,443	93,853
79-0011	30	89.99	95.88	98.69	33.13	97.15	32.80	161.60	71.64 to 117.41	83,133	82,043
79-0013	3	78.21	78.85	78.93	3.15	99.89	75.47	82.86	N/A	89,194	70,401
79-0016	10	51.51	54.32	53.36	41.54	101.80	11.13	101.78	24.65 to 88.68	133,322	71,136
79-0020	4	67.36	66.58	61.76	12.11	107.80	51.01	80.60	N/A	117,750	72,724
79-0031	16	76.50	100.54	86.98	58.43	115.59	27.08	492.33	49.27 to 105.53	89,897	78,193
79-0032	16	63.18	62.20	45.66	47.26	136.23	3.11	163.07	20.24 to 79.89	72,957	33,311
79-0060	17	76.21	75.89	81.16	16.25	93.51	39.13	110.16	64.76 to 88.93	101,318	82,234
79-0064	13	81.87	84.13	79.80	16.34	105.42	52.88	122.00	68.34 to 105.35	77,762	62,058
79-0065	16	46.69	65.75	78.62	78.49	83.63	3.11	188.24	34.84 to 88.87	39,275	30,877
NonValid School											
____ALL____											
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	6	26.89	30.66	25.88	25.29	118.46	20.24	52.50	20.24 to 52.50	29,307	7,585
0.01 TO 10.00	10	45.32	48.28	34.59	75.87	139.55	3.11	118.04	3.11 to 93.40	8,936	3,091
10.01 TO 30.00	24	55.23	65.67	49.18	47.04	133.53	11.13	163.07	39.46 to 79.89	31,479	15,482
30.01 TO 50.00	16	67.97	97.60	56.86	69.57	171.66	11.61	492.33	52.92 to 84.83	59,197	33,658
50.01 TO 100.00	35	81.07	85.60	78.61	22.51	108.89	48.72	188.24	72.42 to 90.80	71,833	56,470
100.01 TO 180.00	39	82.86	86.81	77.32	25.83	112.27	35.82	161.60	70.81 to 89.30	138,504	107,093
180.01 TO 330.00	15	90.71	100.43	92.00	32.04	109.16	42.47	182.86	72.22 to 131.27	177,856	163,632
330.01 TO 650.00	5	86.65	90.08	90.61	11.17	99.42	78.21	117.41	N/A	178,416	161,664
650.01 +	1	87.42	87.42	87.42			87.42	87.42	N/A	210,000	183,576
____ALL____											
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

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(AgLand) TOTAL Assessed Value:	10,586,016							
AVG. Adj. Sales Price:	90,421	COD:	36.66	MAX Sales Ratio:	492.33			
AVG. Assessed Value:	70,106	PRD:	104.47	MIN Sales Ratio:	3.11			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	8	29.94	39.32	27.47	48.94	143.16	20.24	80.60	20.24 to 80.60	23,355	6,414
DRY	2	58.97	58.97	53.95	27.98	109.31	42.47	75.47	N/A	57,500	31,020
DRY-N/A	1	82.86	82.86	82.86			82.86	82.86	N/A	65,000	53,857
GRASS	24	69.42	91.50	85.20	84.41	107.39	3.11	492.33	41.14 to 120.53	39,223	33,419
GRASS-N/A	18	82.29	81.26	83.84	27.23	96.92	34.84	135.03	55.59 to 105.49	138,829	116,395
IRRGTD	49	73.97	75.59	66.86	26.84	113.06	11.13	160.13	65.84 to 81.07	89,093	59,565
IRRGTD-N/A	49	84.83	88.83	83.98	25.06	105.78	35.82	161.60	75.73 to 88.93	111,856	93,936
ALL	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	8	29.94	39.32	27.47	48.94	143.16	20.24	80.60	20.24 to 80.60	23,355	6,414
DRY	2	58.97	58.97	53.95	27.98	109.31	42.47	75.47	N/A	57,500	31,020
DRY-N/A	1	82.86	82.86	82.86			82.86	82.86	N/A	65,000	53,857
GRASS	27	79.01	91.68	87.10	68.70	105.25	3.11	492.33	43.34 to 117.41	58,366	50,836
GRASS-N/A	15	81.87	78.90	81.77	29.63	96.48	34.84	135.03	50.53 to 105.49	124,292	101,639
IRRGTD	74	75.90	79.27	72.81	26.21	108.86	11.13	160.13	70.81 to 81.07	102,566	74,683
IRRGTD-N/A	24	87.42	91.28	88.41	24.55	103.25	35.82	161.60	71.59 to 103.87	94,023	83,126
ALL	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	8	29.94	39.32	27.47	48.94	143.16	20.24	80.60	20.24 to 80.60	23,355	6,414
DRY	3	75.47	66.93	64.39	17.84	103.95	42.47	82.86	N/A	60,000	38,632
GRASS	39	78.21	85.50	81.21	57.19	105.28	3.11	492.33	48.72 to 89.30	76,892	62,445
GRASS-N/A	3	106.48	108.07	104.60	16.38	103.32	82.70	135.03	N/A	147,166	153,933
IRRGTD	97	76.84	81.51	75.71	26.66	107.66	11.13	161.60	72.22 to 83.72	100,582	76,150
IRRGTD-N/A	1	150.03	150.03	150.03			150.03	150.03	N/A	90,000	135,027
ALL	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87	90,421	70,106

PA&T 2005 R&O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	13,653,660	MEAN:	81	AVG.ABS.DEV:	28.14	95% Mean C.I.:	73.31 to 88.68	
(AgLand) TOTAL Assessed Value:	10,586,016							
AVG. Adj. Sales Price:	90,421	COD:	36.66	MAX Sales Ratio:	492.33			
AVG. Assessed Value:	70,106	PRD:	104.47	MIN Sales Ratio:	3.11			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	5	80.60	84.99	72.23	54.07	117.66	10.72	163.07	N/A		2,456	1,774
5000 TO 9999	6	35.02	40.60	40.74	84.62	99.67	3.11	93.40	3.11 to 93.40		6,644	2,706
Total \$												
1 TO 9999	11	52.50	60.78	48.15	76.55	126.22	3.11	163.07	3.11 to 118.04		4,740	2,282
10000 TO 29999	25	64.76	88.02	78.80	74.91	111.70	9.16	492.33	47.31 to 98.98		19,261	15,178
30000 TO 59999	32	71.95	80.85	84.83	34.91	95.30	34.84	182.86	64.56 to 84.83		44,315	37,591
60000 TO 99999	32	85.86	92.41	92.47	26.00	99.93	42.47	161.60	77.29 to 103.87		75,858	70,145
100000 TO 149999	15	76.76	80.96	80.37	29.15	100.74	24.65	135.03	54.15 to 105.49		119,689	96,192
150000 TO 249999	29	76.84	75.03	74.65	19.06	100.51	11.13	117.41	65.07 to 84.55		186,631	139,314
250000 TO 499999	7	65.55	61.00	60.52	33.86	100.78	11.61	90.71	11.61 to 90.71		295,257	178,695
ALL												
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87		90,421	70,106

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	13	27.08	45.42	24.88	118.53	182.59	3.11	163.07	9.16 to 80.60		7,982	1,985
5000 TO 9999	7	47.50	56.11	49.84	26.91	112.58	39.46	93.40	39.46 to 93.40		13,642	6,799
Total \$												
1 TO 9999	20	42.24	49.16	36.84	65.84	133.44	3.11	163.07	26.69 to 52.50		9,963	3,670
10000 TO 29999	28	64.66	68.59	55.24	35.99	124.16	11.13	125.53	52.92 to 79.89		33,981	18,771
30000 TO 59999	29	74.38	90.08	62.72	44.57	143.62	11.61	492.33	68.34 to 82.86		66,639	41,794
60000 TO 99999	33	82.51	90.34	79.53	29.17	113.59	35.82	182.86	76.21 to 101.78		96,947	77,099
100000 TO 149999	28	82.77	91.01	81.88	27.25	111.16	55.59	161.60	70.81 to 89.30		158,314	129,622
150000 TO 249999	11	87.42	92.31	89.51	18.72	103.13	65.07	131.27	65.55 to 117.41		205,000	183,504
250000 TO 499999	2	84.86	84.86	85.27	6.89	99.51	79.01	90.71	N/A		341,650	291,341
ALL												
	151	76.76	81.00	77.53	36.66	104.47	3.11	492.33	71.32 to 81.87		90,421	70,106

Eunice Schoeneman
Scotts Bluff County Assessor
1825 10th Street
Gering, Nebraska 69341

February 28, 2005

Catherine D. Lang
Property Tax Administrator
Nebraska Department of Property
Assessment and Taxation
1033 O Street, Suite 600
Lincoln, NE 68508

Dear Ms. Lang

Enclosed is the information required by Chapter 11, Agricultural or Horticultural Land
Special Valuation Regulations REG-11-005.04

I trust that this information meets the above mentioned requirements.

Thank You

Eunice Schoeneman

SCOTTS BLUFF COUNTY MARKET AREAS AND VALUATION PROCESS FOR AGRICULTURE LAND - 2005 ASSESSED VALUES

Market Area I is located in the most remote part of the county. This area is composed of mostly rough arid land with minimal access to water. The only available irrigation is from irrigation wells that are monitored by the Natural Resource District. This area is sparsely populated and is served by dirt and gravel roads with minimal asphalt roads. There are no urban centers in this market area. There are approximately 390 unimproved parcels that total 102,395 acres. 1,474 acres sold as vacant land from July 1, 2001 through June 30, 2004. All sales were predominantly grass and bought by buyers who own other agland in the county and/or adjoining land. At this time this area shows minimal market influence from buyers other than traditional agland buyers. Sales indicate that values for 2G1, 2G, and 3G1 should be lowered \$30, \$20, and \$20 respectively.

Due to lack of sales in Market Area I no adjustments to irrigated or dryland can be determined.

Market Area II is located both north and south of the river adjacent to Market Area I for the most part. This area is composed mostly of upland with access to water from the North Platte River and isolated irrigation wells. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. Most of this area is within 20 to 30 minutes of Scottsbluff, Nebraska and 10 to 15 minutes of other small towns in the county with K-12 schools and business centers. The majority of individual sections can be accessed from gravel roads, asphalt roads or in some cases state highways. There are approximately 750 unimproved parcels that total 80,725 acres. 7,327 acres sold as vacant land from July 1, 2001 through June 30, 2004. Buyers represented the following categories: Owns Adjoining Land OAL 24%, Own Other Land OOL 17%, Out of State Buyer OSB 24%, Buyer added Mobile Home or New house MH or NH 14%, Site/Subdivision 11%, and Unknown (Unable to determine reason for purchase doesn't own any other agriculture land in Scotts Bluff County) 10%. See attached chart.

Market Area III is located both north and south of the river adjacent to Market Area II for the most part. This area is composed mostly of bottom land with access to water from the North Platte River and irrigation wells. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. Most of this area is within 10 to 25 minutes of Scottsbluff, Nebraska and 5 to 15 minutes of other small towns in the county with K-12 schools and business centers. The majority of individual sections can be accessed from gravel roads, asphalt roads or in some case state highways. There are approximately 539 unimproved parcels that total 44,662 acres. 5,281 acres sold as vacant land from July 1, 2001 through June 30, 2004. Buyers represented the following categories: Owns Adjoining Land OAL 15%, Own Other Land OOL 41%, Out of State Buyer OSB 17%, Buyer added Mobile Home or New house MH or NH 11%, Site/Subdivision 7%, bought for Gravel 2%, and Unknown (Unable to determine reason for purchase doesn't own any other agriculture land in Scotts Bluff County) 7%. See attached chart.

Market Area IV is located both north and south of the river along the North Platte River. This area is composed mostly of accretion and bottom land with access to water from the North Platte River and irrigation wells. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. This area is also drawing interest for hunting along the river. Most of this area is within 10 to 25 minutes of Scottsbluff, Nebraska and 5 to 15 minutes of other small towns in the county with K-12 schools this area does not include land adjacent to Scottsbluff or Gering. . The majority of individual sections can be accessed from gravel roads, asphalt roads or in some case state highways. There are approximately 318 unimproved parcels that total 25,258 acres. 2,063 acres sold as vacant land from July 1, 2001 through June 30, 2004. Buyers represented the following categories: Owns Adjoining Land OAL 27%, Own Other Land OOL 24%, Out of State Buyer OSB 24%, Buyer added Mobile Home or New house MH or NH 0%, Site/Subdivision 5%, and Unknown (Unable to determine reason for purchase doesn't own any other agriculture land in Scotts Bluff County) 24%. See attached chart.

Market Area V consists of sections that are affected by Scottsbluff and Gering zoning. This area is located both north and south of the North Platte River. This area is composed mostly of accretion and bottom land with access to water from the North Platte River and irrigation wells. This area is transition from rural to urban. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. This area is also being developed by commercial interest as Scottsbluff and Gering expand outward. There are approximately 263 unimproved parcels that total 10,518 acres. 949 acres sold as vacant land from July 1, 2001 through June 30, 2004. Buyers represented the following categories: Owns Adjoining Land OAL 58%, Own Other Land OOL 25%, Out of State Buyer OSB 0%, Buyer added Mobile Home or New house MH or NH 17%, Site/Subdivision 0%, and Unknown (Unable to determine reason for purchase doesn't own any other agriculture land in Scotts Bluff County) 0%. See attached chart.

The buyers of unimproved agriculture land during the period from July 1, 2001 through June 30, 2004 consist of the following: Owns Adjoining Land OAL 26%, Own Other Land OOL 26%, Out of State Buyer OSB 19%, Buyer added Mobile Home or New house MH or NH 11%, Site/Subdivision 8%, bought for Gravel 1%, and Unknown (Unable to determine reason for purchase doesn't own any other agriculture land in Scotts Bluff County) 10%. See attached chart.

All land included in the 2005 agriculture land sales study was zoned agriculture at the time of sale. The highest and best use of land in this study would be for agricultural purposes until such time as it would be rezoned for other purposes. In some case agriculture is an interim use until such time as it is developed into a building site or rezoned for other uses.

Fifty-two percent of the buyers owned adjoining or other land in Scotts Bluff County. Theses buyers could be considered as traditional agricultural land buyers. However of these two groups of buyers there are some who were just expanding there holdings in Scotts Bluff County and are not owner operators but have previously bought land for non traditional agricultural reasons. Ten percent of buyers who bought agricultural land in Scotts Bluff county but do not own any other land can not be categorizes as traditional or nontraditional buyers without conducting extensive interviews to determine their intent when purchasing agricultural land in Scotts Bluff County.

The parcel size that this group of buyers purchased was larger than what is most frequently purchased for building sites but too small to be an economical agricultural unit. The remaining buyers would not be considered traditional agricultural land buyers. Because of the large percent of nontraditional agricultural land buyers competing for land in Scotts Bluff county land traditional buyers are being forced to pay more to protect their interest in agriculture. The entire county is affected by the influx of nontraditional buyers into the market place. This influx is seen for the most part in the grass class but also to some extent in the irrigated class. The extreme northeastern and southwestern corners of the county are the least affected. The areas adjacent to the North Platte river including flyway areas and the areas in the immediate vicinity of Scottsbluff/Gering showing the greatest impact for nontraditional buyers. It would not be logical to use values from the northeastern and southwestern corners of the county as the areas would not command as high price as the balance of the county even in a market consisting of mostly traditional agricultural land buyers. For this reason it did not seem appropriate to use these lower values as the Special or Greenbelt Value for influenced agricultural land.

Therefore, all areas of Scotts Bluff County are considered eligible for special value. In some cases the special/greenbelt value are the same as the market/recapture value. Special/greenbelt values were determined from analysis of the “Nebraska Farm Real Estate Market Developments 2003-2004” by Bruce B. Johnson, Raymond J. Supalla and Aaron Raymond.

Johnson, Supalla, and Raymond reported 2004 cash rents for the Northwest as follows: Dryland Cropland average \$22 per acre with a low of \$17 and high of \$25 per acre; Gravity Irrigated Cropland average \$88 per acre with a low of \$66 and high of \$111 per acre; Pasture average \$8 per acre with a low of \$10 and high of \$6 per acre. Page 17 table 8

Johnson, Supalla, and Raymond reported 2004 Gross Rent to Value Ratios for the Northwest as follows: Dryland Cropland 7%; Gravity Irrigated Cropland 9.1%; Pasture 4.6%. Page 19 table 10

Conversion table converting cash rent to per acre value.

USE	CLASS	RENT	RATE		80%
DRY	2	25	7.00%	\$357	\$286
DRY	3	22	7.00%	\$314	\$251
DRY	4	17	7.00%	\$243	\$194
GRASS	2	10	4.60%	\$217	\$174
GRASS	3	8	4.60%	\$174	\$139
GRASS	4	6	4.60%	\$130	\$104
IRR	2	111	9.10%	\$1,220	\$976
IRR	3	88	9.10%	\$967	\$774
IRR	4	66	9.10%	\$725	\$580

Market/Recapture value in Scotts Bluff County was determined by analysis of all arms length sales of unimproved land in Scotts Bluff County occurring during the time period of July 1, 2001 through June 30, 2004. Adjustment, were made to class 2 irrigated land as more site buyers become interested as opposed to strictly grass land. As the price of irrigated land was increased, grass values settled closer to the uninfluenced grass values in area 2. Area 2 dryland classes were all increased for 2005. There were only three sales of majority use dryland in the county. All three sales were in area 2. Two of the three sales were purchased by out of state buyers from Colorado and Wyoming. These 3 sales all indicated a need to raise dryland value in area 2 because of lack of majority dryland use sales in areas 3-5. As mentioned previously, this also helped to ease the value on grassland in area 2.

Area 3 and 4 received increases in grass land classes as indicated by the majority use grass sales in these areas. In reviewing these sales, most were bought by buyers with motivation other than that found in the typical grass. Adjustments were made to dry land classes to bring the values in line with those indicated in area 2.

Area five is a new market area this year made up of lands eligible for city zoning. These lands were previously in market area 3 and 4 with most of the land from area 4. Irrigated and grassland values were all increased as a result of splitting these sales out from their previous market areas.

As a result of 2004 protest any small farms were added to agriculture sales roster for the 2005 Sales Study. In evidence brought forward at hearing and at a meeting after County Board of Equalization with the Property Tax Administrator it was indicated that all parcels zoned agriculture should be valued as agriculture lands. The result of the addition of many of the small farms put pressure on agriculture land values and site values of improved agriculture properties. This resulted in an increase of home and site values in market areas 2 through 5.

2005 PROJECTED MARKET/RECAPTURE VALUES						CHANGE OF VALUE FROM 2004 -2005				
CLASS	MARKET AREA					MARKET AREA				
AREA	1	2	3	4	5	1	2	3	4	5
2A1	\$800	\$1,050	\$1,000	\$1,000	\$1,050	\$0	\$50	\$0	\$0	\$50
2A	\$700	\$1,050	\$900	\$900	\$1,050	\$0	\$150	\$0	\$0	\$150
3A1	\$535	\$650	\$650	\$650	\$1,050	\$0	\$0	\$0	\$0	\$400
3A	\$490	\$600	\$600	\$600	\$1,050	\$0	\$0	\$0	\$0	\$450
4A1	\$400	\$475	\$475	\$475	\$1,050	\$0	\$0	\$0	\$0	\$575
4A	\$370	\$375	\$375	\$375	\$1,050	\$0	\$0	\$0	\$0	\$675
2D1	\$165	\$205	\$205	\$205	\$205	\$0	\$35	\$15	\$15	\$15
2D	\$140	\$200	\$200	\$200	\$200	\$0	\$40	\$20	\$20	\$20
3D1	\$130	\$160	\$160	\$160	\$160	\$0	\$25	-\$10	-\$10	-\$10
3D	\$125	\$150	\$150	\$150	\$150	\$0	\$25	-\$10	-\$10	-\$10
4D1	\$115	\$135	\$135	\$135	\$135	\$0	\$20	\$15	\$15	\$15
4D	\$100	\$120	\$120	\$120	\$120	\$0	\$20	\$10	\$10	\$10
2G1	\$140	\$400	\$650	\$1,175	\$1,090	-\$30	-\$25	\$350	\$175	\$90
2G	\$125	\$400	\$650	\$1,175	\$1,090	-\$20	-\$25	\$350	\$175	\$90
3G1	\$115	\$400	\$650	\$1,175	\$1,090	-\$15	-\$25	\$350	\$175	\$90
3G	\$110	\$400	\$650	\$1,175	\$1,090	\$0	-\$25	\$350	\$175	\$90
4G1	\$110	\$400	\$650	\$1,175	\$1,090	\$0	-\$25	\$350	\$175	\$90
4G	\$110	\$400	\$650	\$1,175	\$1,090	\$0	-\$25	\$350	\$175	\$90
W	\$110	\$400	\$650	\$1,175	\$1,090	\$0	-\$25	\$350	\$175	\$90
800	\$1,500	\$5,800	\$4,500	\$2,400	\$6,500	\$0	\$3,600	\$2,200	\$200	\$4,300
801	\$775	\$3,800	\$3,500	\$2,300	\$6,000	\$0	\$3,025	\$2,430	\$1,055	\$4,755
802	\$560	\$2,400	\$3,250	\$2,200	\$5,500	\$0	\$1,840	\$2,450	\$1,200	\$4,500
803	\$500	\$1,500	\$2,000	\$2,100	\$4,700	NEW FOR 2005				
700	\$900	\$1,500	\$2,000	\$2,100	\$4,700	\$0	\$600	\$1,000	\$1,100	\$3,700

AREA	TOTAL	OAL	OOL	OSB	MH/NH	SITE/SUB	SINGLE	GRAVEL
AREA I								
GRASS	3	3						
	3	3						
AREA II								
DRY	3		1	2				
GRASS	19	3	3	4	7	1	1	
IRR	41	12	7	9	2	6	5	
	63	15	11	15	9	7	6	
AREA III								
GRASS	6	1		2	2			1
IRR	40	6	19	6	3	3	3	
	46	7	19	8	5	3	3	1
AREA IV								
GRASS	10	2	1	3			4	
IRR	11	3	4	2		1	1	
	21	5	5	5		1	5	
AREA V								
GRASS	3	2			1			
IRR	9	5	3		1			
	12	7	3		2			
TOTAL	145	37	38	28	16	11	14	1
AREA	TOTAL	OAL	OOL	OSB	MH/NH	SITE/SUB	SINGLE	GRAVEL
AREA I								
GRASS	100%	100%						
	100%	100%						
AREA II								
DRY	100%		33%	67%				
GRASS	100%	16%	16%	21%	37%	5%	5%	
IRR	100%	29%	17%	22%	5%	15%	12%	
	100%	24%	17%	24%	14%	11%	10%	
AREA III								
GRASS	100%	17%		33%	33%			17%
IRR	100%	15%	48%	15%	8%	8%	8%	
	100%	15%	41%	17%	11%	7%	7%	2%
AREA IV								
GRASS	100%	20%	10%	30%			40%	
IRR	100%	27%	36%	18%		9%	9%	
	100%	24%	24%	24%		5%	24%	

AREA V								
GRASS	100%	67%			33%			
IRR	100%	56%	33%		11%			
	100%	58%	25%		17%			
TOTAL	100%	26%	26%	19%	11%	8%	10%	1%

OAL Buyer own adjoining land
 OOL Buyer owns other land in Scotts Bluff County
 MH/NH Buyer add Mobile Home or New House immediately after purchase
 SITE/SUB Buyer bought for possible site or subdivided property after purchase
 SINGLE Buyer doesn't own any other agriculture land in Scotts Bluff County
 GRAVEL Buyer bought property for gravel producing potential

Purpose Statements for the 2005 Reports and Opinions

Commission Summary

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

Property Tax Administrator's Opinions

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

Correlation Section

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

Statistical Reports Section

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

Assessment Actions Section

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

County Reports Section

Contains reports from and about a county which are referenced in other sections of the R&O:

County Abstract of Assessment for Real Property, Form 45

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

County Agricultural Land Detail

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

County Abstract of Assessment for Real Property, Survey

Describes the funding and staffing of the county assessor's office.

2004 Progress Report

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

The County Assessor's Five-Year Plan of Assessment-Update

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

Special Valuation Section

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.

Nebraska Constitutional Provisions:

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

Nebraska Statutory Provisions for Agricultural Land:

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

Nebraska Statutory Provisions for Special Valuation:

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

Nebraska Statutory Provisions for Measurement of Level of Value:

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

Discussion of the Constitutional and Statutory Provisions:

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

Discussion of Special Valuation:

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

Measurement of Special Valuation

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

Rent Data

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

Measurement of Recapture Valuation

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

Measurement of Agricultural Land Valuation

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

Purpose Statements Section

Describes the contents and purpose of each section in the Reports and Opinions.

Glossary

Contains the definitions of terms used throughout the Reports and Opinions.

Technical Specifications Section

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

Certification

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

Map Section

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

History Valuation Charts Section

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Glossary

Actual Value: the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Adjusted Sale Price: a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

Agricultural Land: land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

Agricultural Land Market Areas: areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

Agricultural Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

Agricultural Unimproved Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

Arm's Length Transaction: a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

Assessed Value: the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

Assessment: the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

Assessment Level: the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

Assessment Sales Ratio: the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

Assessor Location: categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Average Assessed Value: the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

Average Selling Price: the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

Central Tendency, Measure of: a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

Coefficient of Dispersion (COD): a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Coefficient of Variation (COV): the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

Commercial Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

Confidence Interval (CI): a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

Confidence Level: the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

Direct Equalization: the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

Equalization: the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

Geo Code: each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

Growth Value: is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

Indirect Equalization: the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

Level of Value: the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

Location: the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

- 1-Urban, a parcel of real property located within the limits of an incorporated city or village.
- 2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
- 3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

Majority Land Use: the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

Maximum Ratio: the largest ratio occurring in the arrayed sample data set.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Minimally Improved Agricultural Land: a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

Minimum Ratio: the smallest ratio occurring in the arrayed sample data set.

Non-Agricultural Land: for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

Number of Sales: the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

Population: the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Property Classification Code: a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

Property Parcel Type: the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

Purchase Price: the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

Qualified Sale: a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

Qualitative Statistics: statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

Quality of Assessment: the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

Recapture Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

Residential Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

Sale: all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

Sale Date Range: the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

Sale Price: the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

Sample Data Set: a set of observations selected from a population.

Special Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

Standard Deviation (STD): the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

Statistics: numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

Status: the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

Total Assessed Value: the sum of all the assessed values in the sample data set.

Total Sale Price: the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

Usability: the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

Valuation: process or act to determine the assessed value of all parcels of real property in the county each year.

Weighted Mean Ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

For Commercial Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

For Agricultural Land

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

Abstract #30 value/Abstract #30 records

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]*100,2)

III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(IIf([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)*100)*100),IIf([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)*100),IIf([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG)))*100)/(Avg(ctl04cnt!TOTAG)*100),Null))),2)

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: IIf(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

Residential:

Property Class Code: Property Type 01, all Statuses
Property Type 06, all Statuses
Property Type 07, Statuses 1 and 3
Sale Date Range: July 1, 2002 through June 30, 2004
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Commercial:

Property Class Code: Property Type 02, all Statuses
Property Type 03, all Statuses
Property Type 04, all Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2
If blank or zero will be considered a Usability of 1.

Unimproved Agricultural:

Property Class Code: Property Type 05, Status 2
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales
Total Sales Price
Total Adj. Sales Price
Total Assessed Value
Avg. Adj. Sales Price
Avg. Assessed Value

Median
Weighted Mean
Mean
COD
PRD
COV
STD
Avg. Abs. Dev.
Max Sales Ratio
Min Sales Ratio
95% Median C.I.
95% Wgt. Mean C.I.
95% Mean C.I.

Coding Information & Calculations

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

Number of Sales

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

Total Sales Price

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
 - Sum SaleAmt

Total Adj. Sales Price

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

Total Assessed Value

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
 - Sum TotAssdValue

Avg. Adj. Sales Price

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
 - $\text{TotAdjSalePrice} / \text{Count}$

Avg. Assessed Value

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
 - $\text{TotAssdValue} / \text{Count}$

Median

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
 - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
 - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
 - Array the records by order of the magnitude of the ratio from high to low
 - Divide the Total Count in the array by 2 equals Record Total
 - If the Total Count in the array is odd:
 - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
 - If the Total Count in the array is even:
 - Count down the number of records that is Record Total. This is ratio 1.
 - Count down the number of records that is Records Total + 1. That is ratio 2.
 - $(\text{ratio 1} + \text{ratio 2}) / 2$ equals the Median ratio.

Weighted Mean

- Coded as Aggreg, Character, 12-digit field.
- Calculation
 - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

Mean

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
 - $\text{TotalRatio} / \text{RecCount}$

COD

- Coded COD, Character, 12-digit field
- Calculation
 - Subtract the Median from Each Ratio
 - Take the Absolute Value of the Calculated Differences
 - Sum the Absolute Differences
 - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
 - Divide by the Median
 - Multiply by 100

PRD

- Coded PRD, Character, 12-digit field
- Calculation
 - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

COV

- Coded COV, Character, 12-digit field
- Calculation
 - Subtract the Mean from each ratio
 - Square the Calculated difference
 - Sum the squared differences
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the Squared Root to obtain the Standard Deviation
 - Divide the Standard Deviation by the Mean
 - Multiply by 100

STD

- Coded StdDev, Character, 12-digit field
- Calculation
 - Subtract the Mean Ratio from each ratio
 - Square the resulting difference
 - Sum the squared difference
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the squared root of the variance to obtain the Standard Deviation

Avg. Abs. Dev.

- Coded AvgABSDev, Character, 12-digit field
- Calculation
 - Subtracting the Median ratio from each ratio
 - Summing the absolute values of the computed difference
 - Dividing the summed value by the number of ratios

Max Sales Ratio

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

Min Sales Ratio

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

95% Median C.I.

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
 - If the number of ratios is Odd
 - $j = 1.96xvn/2$
 - If the number of ratios is Even
 - $j = 1.96xvn/2 + 0.5$
 - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
 - If the sample size is 5 or less, then N/A is given as the confidence interval
 - If the sample size is 6-8, then the Min and Max is the given range

95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
 - Items needed for this calculation
 - Number of sales
 - Assessed Values – Individual and Summed
 - Assessed Values Squared – Individual and Summed
 - Average Assessed Value
 - Sale Prices – Individual and Summed
 - Sales Prices Squared – Individual and Summed
 - Average Sale Price
 - Assessed Values x Sale Prices – Individual and Summed
 - The Weighted Mean
 - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) - \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\sum S A^2 - 2(\bar{A}/\bar{S}) \sum (A \times S) + (\bar{A}/\bar{S})^2 \sum (S^2)}}{\sum S \sqrt{(n)(n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
 - Lower Limit
 - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - Upper Limit
 - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - If the number of records is > 30 , then use 1.96 as the t-value
 - If the number of records is ≤ 30 , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
 - If the sample is 1 or less, then N/A is given as the confidence interval

Ratio Formulas

- Residential and Commercial Records
 - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - Ratio Formula is: $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$.
- Agricultural Records
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
 - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
 - Ratio Formula is:
 - a. If No Greenbelt: $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.
 - b. If Greenbelt: $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.

Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

School District Map: Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

Market Area Map: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Registered Wells Map: Obtained from the Nebraska Department of Natural Resources website.

GeoCode Map: Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Sections, Towns, Rivers & Streams, Topography, and Soil Class Map: Obtained from the Nebraska Department of Natural Resources website.

Assessor Location/Neighborhood Maps: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

History Valuation Chart Specifics

EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Specifically:

Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class:

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004

Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.

Property Class & Subclass:

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004

Source: County Abstract of Assessment Report for Real Property

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

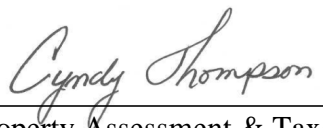
Total Agricultural Land

Certification

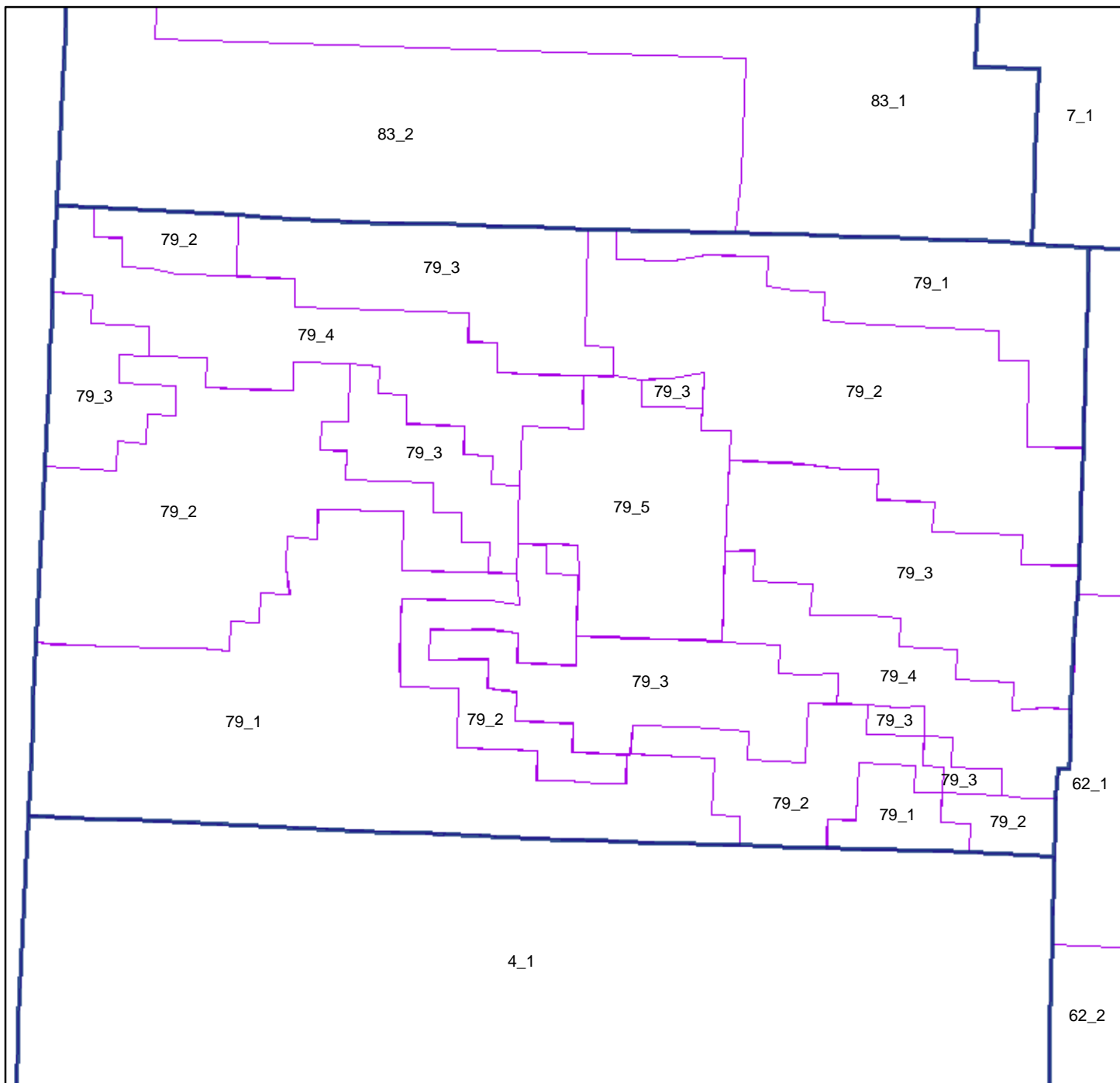
This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Scottsbluff County Assessor, by certified mail, return receipt requested, 7004 1350 0002 0889 1923.

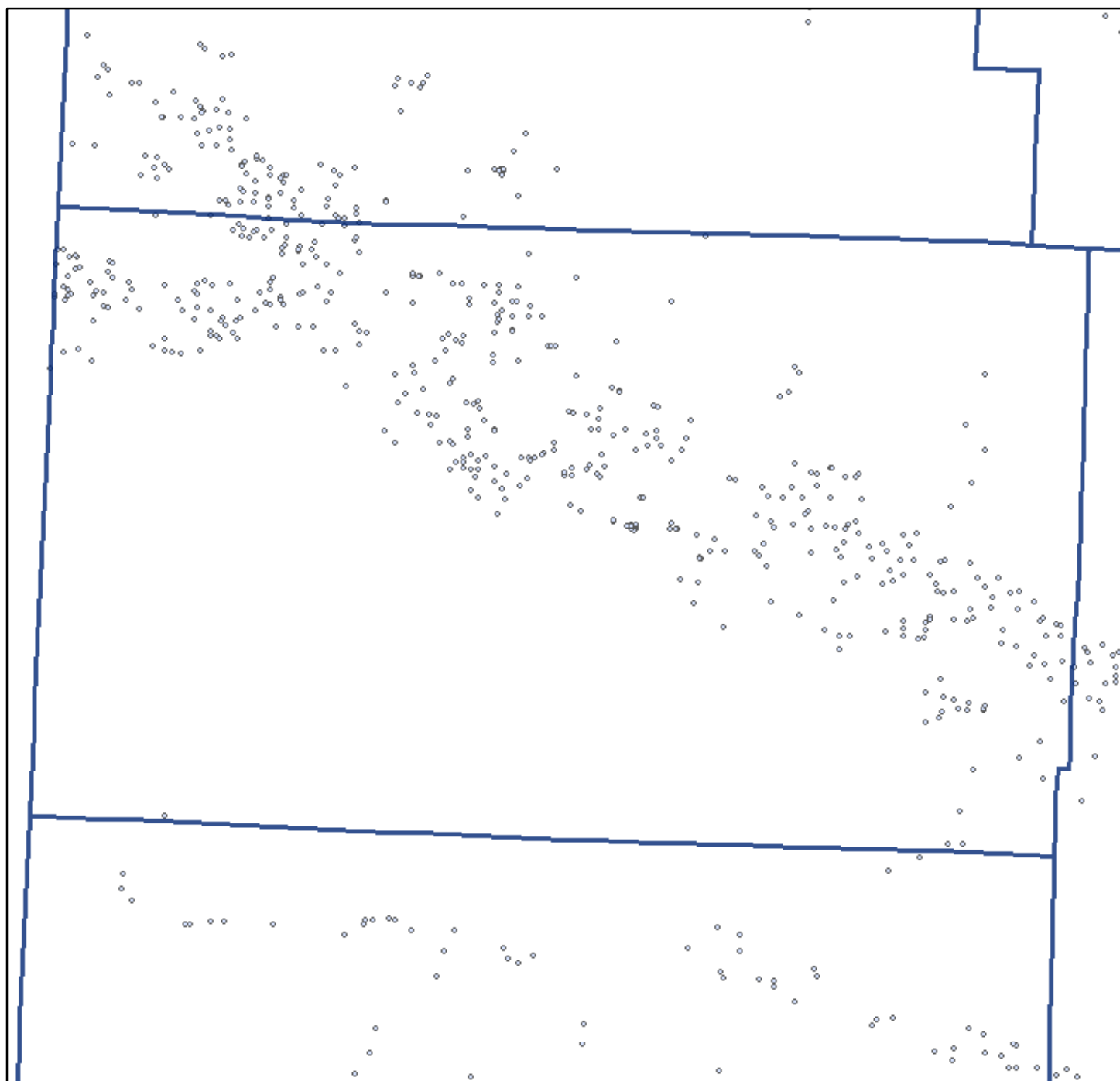
Dated this 11th day of April, 2005.



Property Assessment & Taxation



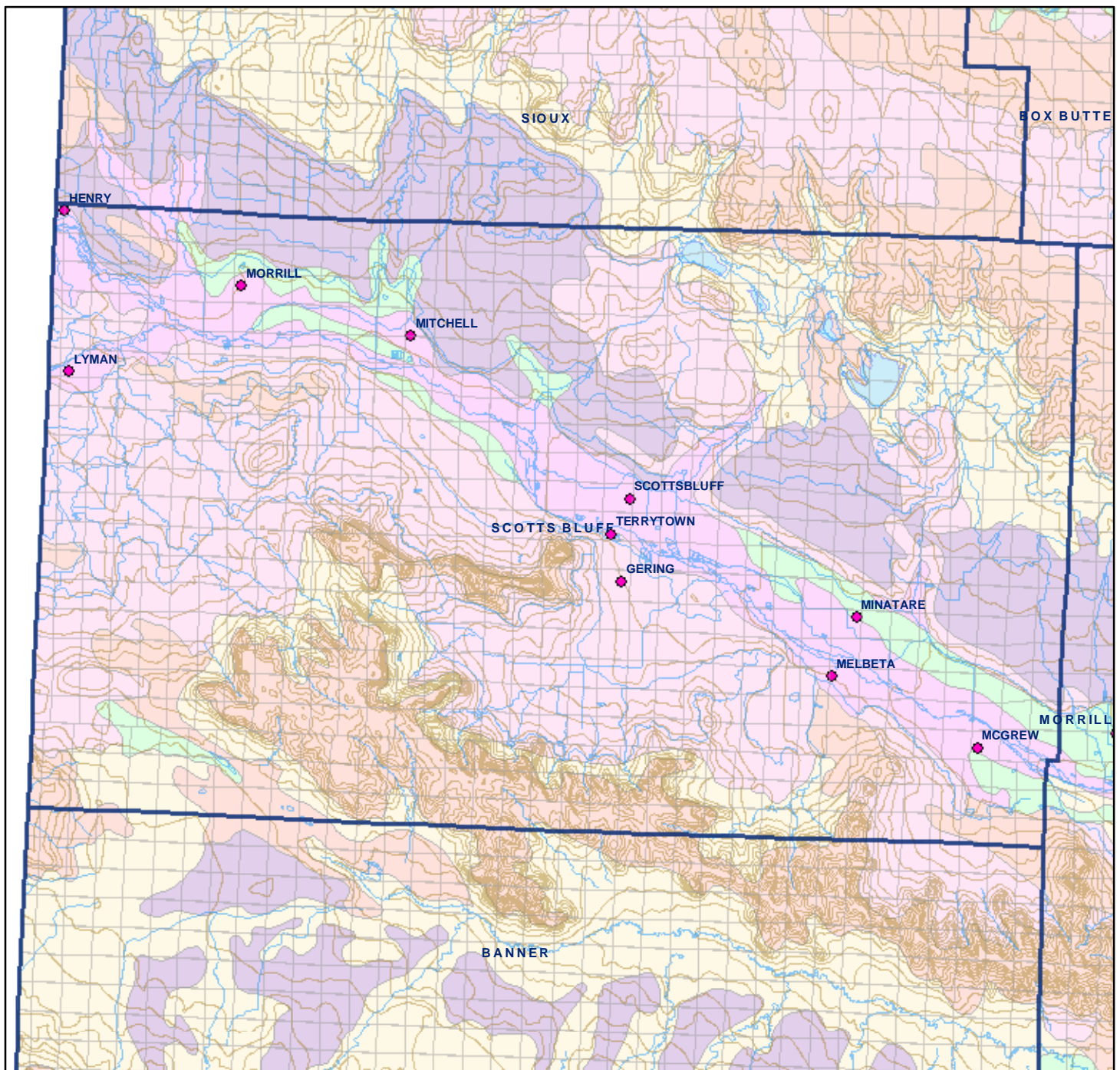
□ Market Areas



- Registered Wells > 830 GPM

1385	1383	1381	1379	1377	1375	1373
1387	1389	1391	1393	1395	1397	1399
1665	1663	1661	1659	1657	1655	1653
1667	1669	1671	1673	1675	1677	1679
1949	1947	1945	1943	1941	1939	1937
1951	1953	1955	1957	1959	1961	1963
2233	2231	2229	2227	2225	2223	2221
2235						

☐ Geo Codes



Legend

- Sections
- Towns
- Rivers and Streams
- Topography

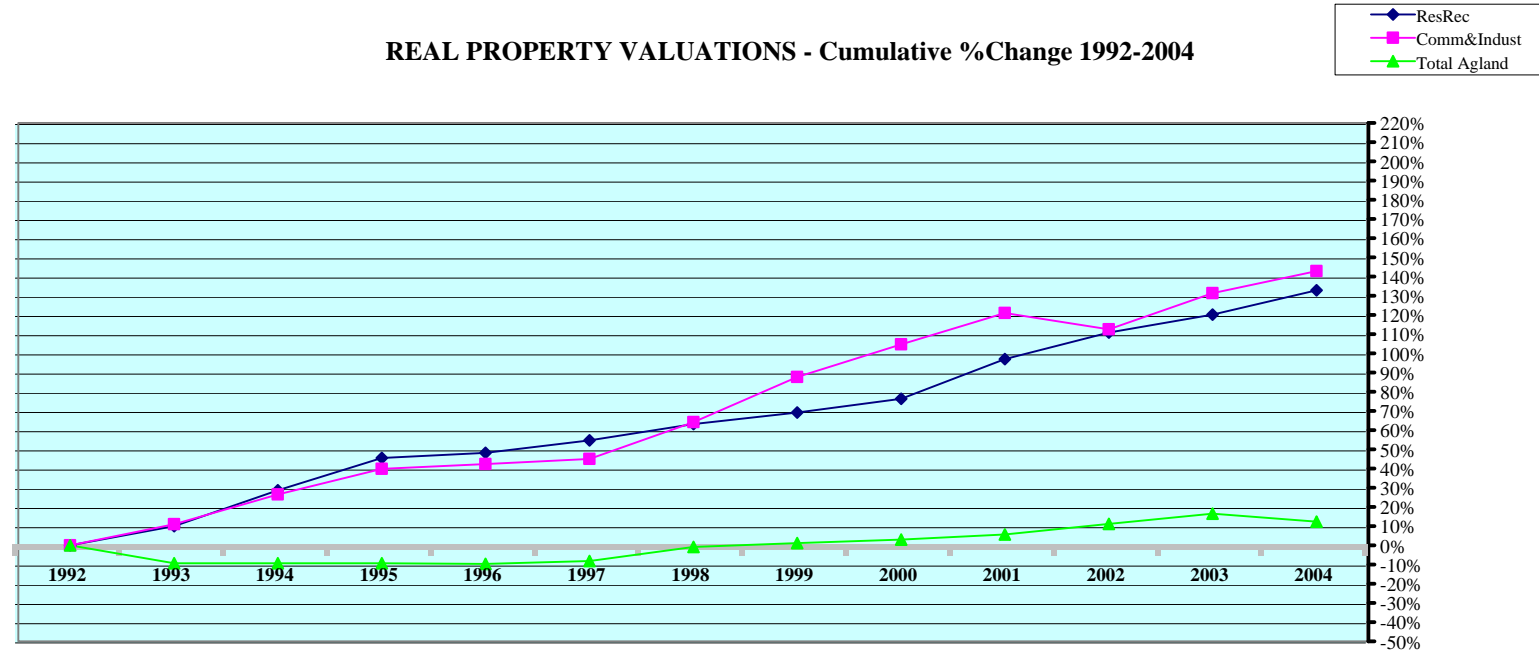
Soil Classes

- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 4 - Well drained silty soils formed in loess on uplands
- 5 - Well drained silty soils formed in loess and alluvium on stream terraces
- 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
- 8 - Moderately well drained silty soils with clayey subsoils on uplands

Scotts Bluff County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	373,145,340	--	--	--	130,233,571	--	--	--	152,662,632	--	--	--
1993	410,262,361	37,117,021	9.95%	9.95%	144,481,991	14,248,420	10.94%	10.94%	138,500,625	-14,162,007	-9.28%	-9.28%
1994	479,819,736	69,557,375	16.95%	28.59%	164,740,139	20,258,148	14.02%	26.50%	138,406,951	-93,674	-0.07%	-9.34%
1995	542,624,258	62,804,522	13.09%	45.42%	182,053,012	17,312,873	10.51%	39.79%	138,317,998	-88,953	-0.06%	-9.40%
1996	552,664,736	10,040,478	1.85%	48.11%	185,454,040	3,401,028	1.87%	42.40%	137,980,100	-337,898	-0.24%	-9.62%
1997	576,980,805	24,316,069	4.40%	54.63%	188,932,858	3,478,818	1.88%	45.07%	140,130,325	2,150,225	1.56%	-8.21%
1998	609,037,847	32,057,042	5.56%	63.22%	213,730,715	24,797,857	13.13%	64.11%	151,303,683	11,173,358	7.97%	-0.89%
1999	631,339,943	22,302,096	3.66%	69.19%	244,338,269	30,607,554	14.32%	87.62%	154,557,078	3,253,395	2.15%	1.24%
2000	658,079,473	26,739,530	4.24%	76.36%	266,460,531	22,122,262	9.05%	104.60%	157,343,700	2,786,622	1.80%	3.07%
2001	735,079,498	77,000,025	11.70%	97.00%	287,787,368	21,326,837	8.00%	120.98%	161,274,460	3,930,760	2.50%	5.64%
2002	786,604,592	51,525,094	7.01%	110.80%	276,845,759	-10,941,609	-3.80%	112.58%	169,597,192	8,322,732	5.16%	11.09%
2003	821,307,638	34,703,046	4.41%	120.10%	301,279,738	24,433,979	8.83%	131.34%	177,876,928	8,279,736	4.88%	16.52%
2004	869,097,304	47,789,666	5.82%	132.91%	316,321,508	15,041,770	4.99%	142.89%	171,480,283	-6,396,645	-3.60%	12.33%

1992-2004 Rate Ann. %chg: Resid & Rec. **7.30%** Comm & Indust **7.68%** Agland **0.97%**

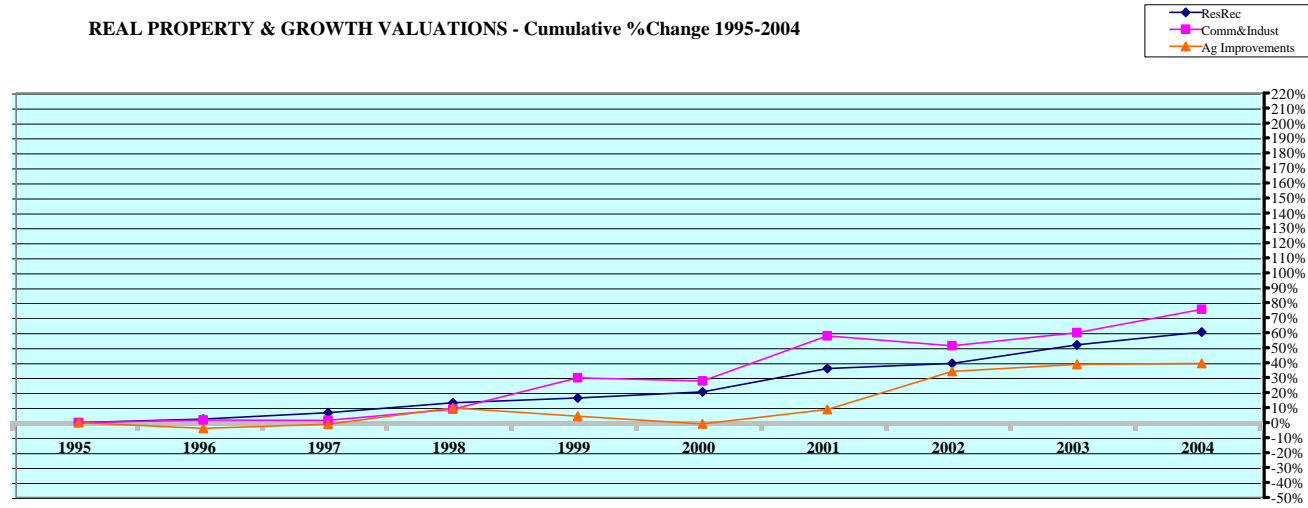
Cnty# **79**
County **SCOTTS BLUFF**

FL area **1**

CHART 1 EXHIBIT 79B Page 1

(1) Resid. & Recreat. excludes agdwel & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	373,145,340	not avail.	--	--	--	--	130,233,571	not avail.	--	--	--	--
1993	410,262,361	not avail.	--	--	--	--	144,481,991	not avail.	--	--	--	--
1994	479,819,736	not avail.	--	--	--	--	164,740,139	not avail.	--	--	--	--
1995	542,624,258	10,250,967	1.89%	532,373,291	--	--	182,053,012	3,845,075	2.11%	178,207,937	--	--
1996	552,664,736	7,600,171	1.38%	545,064,565	0.45%	2.38%	185,454,040	4,126,037	2.22%	181,328,003	-0.40%	1.75%
1997	576,980,805	8,913,116	1.54%	568,067,689	2.79%	6.70%	188,932,858	8,092,508	4.28%	180,840,350	-2.49%	1.48%
1998	609,037,847	6,758,657	1.11%	602,279,190	4.38%	13.13%	213,730,715	19,456,174	9.10%	194,274,541	2.83%	9.02%
1999	631,339,943	11,449,728	1.81%	619,890,215	1.78%	16.44%	244,338,269	12,989,473	5.32%	231,348,796	8.24%	29.82%
2000	658,079,473	17,123,175	2.60%	640,956,298	1.52%	20.40%	266,460,531	38,835,521	14.57%	227,625,010	-6.84%	27.73%
2001	735,079,498	10,088,018	1.37%	724,991,480	10.17%	36.18%	287,787,368	6,327,432	2.20%	281,459,936	5.63%	57.94%
2002	786,604,592	44,136,477	5.61%	742,468,115	1.01%	39.46%	276,845,759	7,467,264	2.70%	269,378,495	-6.40%	51.16%
2003	821,307,638	12,320,651	1.50%	808,986,987	2.85%	51.96%	301,279,738	16,107,322	5.35%	285,172,416	3.01%	60.02%
2004	869,097,304	15,507,702	1.78%	853,589,602	3.93%	60.34%	316,321,508	3,301,358	1.04%	313,020,150	3.90%	75.65%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec.

Comm & Indust

Tax Year	Ag Imprvmnts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwell & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	50,538,233					
1993	not avail	not avail	50,509,887					
1994	not avail	not avail	55,806,685					
1995	48,228,479	19,891,284	68,119,763	1,101,433	1.62%	67,018,330	--	--
1996	50,267,825	15,836,428	66,104,253	1,650,442	2.50%	64,453,811	-5.38%	-3.83%
1997	50,099,497	17,134,785	67,234,282	892,906	1.33%	66,341,376	0.36%	-1.01%
1998	56,603,271	17,403,723	74,006,994	397,334	0.54%	73,609,660	9.48%	9.84%
1999	54,703,880	16,422,577	71,126,457	1,247,287	1.75%	69,879,170	-5.58%	4.27%
2000	50,171,192	16,297,844	66,469,036	0	0.00%	66,469,036	-6.55%	-0.82%
2001	56,528,310	17,211,399	73,739,709	818,079	1.11%	72,921,630	9.71%	8.81%
2002	72,168,640	17,828,827	89,997,467	127,034	0.14%	89,870,433	21.88%	34.10%
2003	80,617,211	14,266,608	94,883,819	1,770,932	1.87%	93,112,887	3.46%	38.94%
2004	81,639,122	13,698,374	95,337,496	1,853,221	1.94%	93,484,275	-1.48%	39.49%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:
Value; 1992 - 2004 CTL
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty#
County

FL area

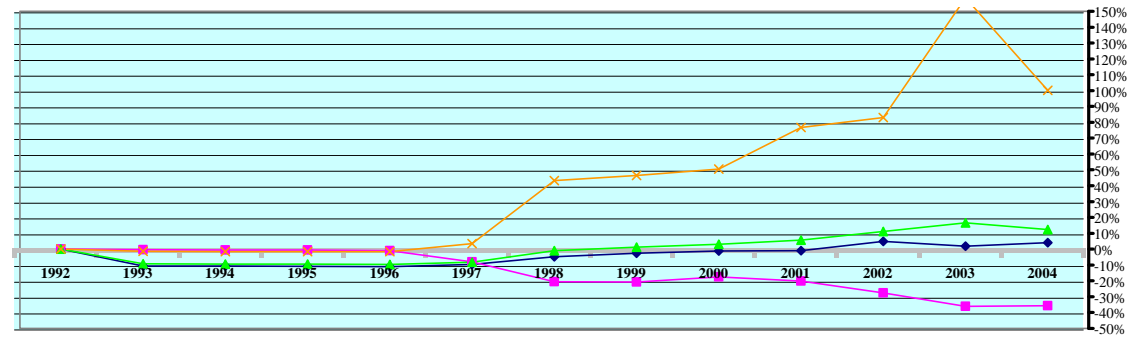
CHART 2

EXHIBIT

79B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	130,594,404	--	--	--	7,422,018	--	--	--	14,593,723	--	--	--
1993	116,645,793	-13,948,611	-10.68%	-10.68%	7,396,168	-25,850	-0.35%	-0.35%	14,404,937	-188,786	-1.29%	-1.29%
1994	116,611,950	-33,843	-0.03%	-10.71%	7,377,853	-18,315	-0.25%	-0.60%	14,363,634	-41,303	-0.29%	-1.58%
1995	116,531,150	-80,800	-0.07%	-10.77%	7,375,737	-2,116	-0.03%	-0.62%	14,357,641	-5,993	-0.04%	-1.62%
1996	116,225,381	-305,769	-0.26%	-11.00%	7,346,280	-29,457	-0.40%	-1.02%	14,354,694	-2,947	-0.02%	-1.64%
1997	118,136,426	1,911,045	1.64%	-9.54%	6,831,620	-514,660	-7.01%	-7.95%	15,108,449	753,755	5.25%	3.53%
1998	124,375,475	6,239,049	5.28%	-4.76%	5,894,570	-937,050	-13.72%	-20.58%	20,908,100	5,799,651	38.39%	43.27%
1999	127,159,953	2,784,478	2.24%	-2.63%	5,881,341	-13,229	-0.22%	-20.76%	21,382,208	474,108	2.27%	46.52%
2000	129,121,867	1,961,914	1.54%	-1.13%	6,127,762	246,421	4.19%	-17.44%	21,961,608	579,400	2.71%	50.49%
2001	129,389,544	267,677	0.21%	-0.92%	5,925,920	-201,842	-3.29%	-20.16%	25,800,635	3,839,027	17.48%	76.79%
2002	136,911,813	7,522,269	5.81%	4.84%	5,369,358	-556,562	-9.39%	-27.66%	26,700,779	900,144	3.49%	82.96%
2003	133,020,483	-3,891,330	-2.84%	1.86%	4,750,229	-619,129	-11.53%	-36.00%	37,723,089	11,022,310	41.28%	158.49%
2004	135,904,504	2,884,021	2.17%	4.07%	4,768,649	18,420	0.39%	-35.75%	29,220,746	-8,502,343	-22.54%	100.23%

1992-2004 Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year ⁽¹⁾	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992		--	--	--	52,487	--	--	--	152,662,632	--	--	--
1993		--	--	--	53,727	1,240	2.36%	2.36%	138,500,625	-14,162,007	-9.28%	-9.28%
1994		--	--	--	53,514		0.00%	1.96%	138,406,951	-93,674	-0.07%	-9.34%
1995		--	--	--	53,470	-44	-0.08%	1.87%	138,317,998	-88,953	-0.06%	-9.40%
1996		--	--	--	53,745	275	0.51%	2.40%	137,980,100	-337,898	-0.24%	-9.62%
1997		--	--	--	53,830	85	0.16%	2.56%	140,130,325	2,150,225	1.56%	-8.21%
1998		--	--	--	125,538	71,708	133.21%	139.18%	151,303,683	11,173,358	7.97%	-0.89%
1999		--	--	--	133,576	8,038	6.40%	154.49%	154,557,078	3,253,395	2.15%	1.24%
2000		--	--	--	132,463	-1,113	-0.83%	152.37%	157,343,700	2,786,622	1.80%	3.07%
2001		--	--	--	158,361	25,898	19.55%	201.71%	161,274,460	3,930,760	2.50%	5.64%
2002		--	--	--	615,242	456,881	288.51%	1072.18%	169,597,192	8,322,732	5.16%	11.09%
2003	2,382,927	n/a	n/a	n/a	200	n/a	n/a	n/a	177,876,928	8,279,736	4.88%	16.52%
2004	1,585,003	-797,924	-33.49%	-33.49%	1,381	1,181	590.50%	590.50%	171,480,283	-6,396,645	-3.60%	12.33%

1992-2004 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 79B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	131,106,215	176,376	743	--	--	7,405,725	34,407	215	--	--	14,626,525	195,527	75	--	--
1993	117,005,726	176,424	663	-10.77%	-10.77%	7,441,704	34,422	216	0.47%	0.47%	14,441,347	194,518	74	-1.33%	-1.33%
1994	117,179,557	176,989	662	-0.15%	-10.90%	7,405,578	34,259	216	0.00%	0.47%	14,384,034	193,749	74	0.00%	-1.33%
1995	117,019,931	176,696	662	0.00%	-10.90%	7,387,282	34,133	216	0.00%	0.47%	14,390,029	193,804	74	0.00%	-1.33%
1996	116,808,956	176,405	662	0.00%	-10.90%	7,382,926	34,112	216	0.00%	0.47%	14,396,193	193,808	74	0.00%	-1.33%
1997	118,121,325	176,118	671	1.36%	-9.69%	6,845,635	34,131	201	-6.94%	-6.51%	15,106,504	193,801	78	5.41%	4.00%
1998	124,026,590	176,637	702	4.62%	-5.52%	5,846,775	33,075	177	-11.94%	-17.67%	21,743,055	193,620	112	43.59%	49.33%
1999	127,765,270	175,463	728	3.70%	-2.02%	5,877,178	33,254	177	0.00%	-17.67%	21,433,717	187,904	114	1.79%	52.00%
2000	129,588,846	173,063	749	2.88%	0.81%	6,147,451	33,181	185	4.52%	-13.95%	22,430,403	185,889	121	6.14%	61.33%
2001	131,182,595	170,388	770	2.80%	3.63%	5,887,911	33,912	174	-5.95%	-19.07%	28,966,824	192,120	151	24.79%	101.33%
2002	137,616,038	172,013	800	3.90%	7.67%	5,344,679	34,061	157	-9.77%	-26.98%	33,592,881	190,332	176	16.56%	134.67%
2003	133,287,144	174,010	766	-4.25%	3.10%	4,745,563	34,360	138	-12.10%	-35.81%	59,394,050	191,926	309	75.57%	312.00%
2004	135,949,011	173,516	783	2.28%	5.45%	4,771,643	34,511	138	0.19%	-35.69%	29,821,546	191,546	156	-49.62%	107.58%

1992-2004 Rate Ann.%chg AvgVal/Acre:

0.44%

-3.61%

6.28%

Tax Year ⁽²⁾	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	52,501	10,495	5	--	--	0	0		--	--	153,190,966	416,805	368	--	--
1993	53,276	10,650	5	0.00%		0	0				138,942,053	416,013	334	-9.24%	-9.24%
1994	53,527	10,700	5	0.00%		0	0				139,022,696	415,696	334	0.00%	-9.24%
1995	53,470	10,688	5	0.00%		0	0				138,850,712	415,321	334	0.00%	-9.24%
1996	53,760	10,746	5	0.00%		0	0				138,641,835	415,072	334	0.00%	-9.24%
1997						53,667	10,728	5	--		140,127,131	414,778	338	1.20%	-8.15%
1998						110,955	10,844	10	100.00%		151,727,375	414,176	366	8.28%	-0.54%
1999						130,775	12,819	10	0.00%		155,206,940	409,439	379	3.55%	2.99%
2000						132,477	12,820	10	0.00%		158,299,177	404,954	391	3.17%	6.25%
2001						176,319	12,711	14	40.00%		166,213,649	409,130	406	3.84%	10.33%
2002						692,155	12,837	54	285.71%		177,245,753	409,242	433	6.65%	17.66%
2003	4,019,174	12,954	310	n/a	n/a	1,000	1	1,000	n/a	n/a	201,446,931	413,200	488	12.70%	32.61%
2003	1,619,628	12,905	125	-59.52%	n/a	0	0			n/a	172,161,828	412,478	417	-14.47%	13.42%

1992-2004 Rate Ann.%chg AvgVal/Acre:

1.05%

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SCOTTS BLUFF

FL area

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CHART 4

EXHIBIT

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(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005